



# KUDARDUP SETTLEMENT STRATEGY (Townsite Strategy)

Planning Services  
Shire of Augusta-Margaret River

Adopted by resolution of Shire of Augusta-Margaret River

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President Shire of Augusta-Margaret River

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CEO Shire of Augusta-Margaret River

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Endorsed by WAPC

*The Plan only is being endorsed by WAPC, this document remains Council policy regarding development of Kudardup*

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### Inclusion – Kudardup Settlement Strategy Plan (A3)

## 1.0 INTRODUCTION

The aim of the Kudardup Settlement Strategy (KSS – the *Strategy*) is to set the framework for the planned, co-ordinated and sustainable development of the locality of Kudardup. In accordance with the Local Town Planning Scheme no.1, relevant State Planning Policies and the Planning and Development Acts 2005 (as amended); the Council of Augusta-Margaret River endorse the following strategy, which provides the framework to seek additional land use rights and describes investigation obligations upon a limited number of properties in the Kudardup area.

This Strategy consists of this written statement and a plan (dated June 2010) as attached.

## 2.0 KUDARDUP AND ENVIRONS

Kudardup is located approximately 7km north of Augusta town centre. Kudardup Road and Poole Road intersect with Bussell Highway just over a rise when travelling north from Augusta. Kudardup road links with Fisher Road that provides access to Molloy Island and the Blackwood River 8km to the east. The rise along Bussell Highway provides for magnificent views toward the Leeuwin-Naturaliste ridge to the west. With vineyards, plantations, grazing and the ridge forming part of the landscape this area has very high rural landscape values.

Kudardup has a very small existing population, however some community uses and ‘village centre’ uses exist in proximity to the existing crossroads.

## 3.0 BACKGROUND AND PROCESS

Kudardup is identified for closer settlement in the Leeuwin-Naturaliste State Planning Policy (LNRSP). The process of developing this strategy has been in accordance with the LNRSP and the Shire’s Local Planning Strategy (still in draft form at the time of writing).

To commence the process, an Enquiry by Design (EBD) workshop was held on 18 February 2009. The workshop was advertised by advertisements in local media, flyers, in retail outlets in Karridale and Augusta, and by writing over three hundred letters to local landowners and community groups. Twenty six people were in attendance for the enquiry by design workshop.

The workshop consisted of short presentations from five Shire staff, from Planning, Infrastructure and Environment units. The presentations provided information with regards to the process of developing the Strategy, principles of urban design, environmental values and alternative servicing potential.

Following this, participants broke into four facilitated tables to undertake specific ‘tasks’, which included exploring large base maps, defining development areas, green infrastructure, and discussing the future population and economy of Kudardup. Diverse views were expressed at each table. However, the workshops were a successful means of engaging local stakeholders in discussing relevant issues regarding the future of Kudardup.

Following the EBD workshop, another public meeting was held on 17 March 2009. At this meeting, the outcomes of the EBD were presented, and the floor was open to questions. Further discussions took place regarding land use, ‘hamlets’, residential densities and sustainable development, and this session also helped to feed into Strategy development.

Subsequent to this process, Council adopted a draft Strategy for the purposes of formal advertising. Modifications and refinements have taken place as a result of issues raised in formal submissions.

### Outcomes of Consultation

During the EBD consultation process the following topics were highlighted and discussed and form important themes of the Strategy.

### Settlement Size & Scale

During the workshop, participants / working tables, identified between 300 and 500 hectares as potentially being included into the future settlement. There were opposing views to the scale of development as to whether Kudardup was to be retained as a ‘hamlet’ providing for 500 people or whether it was to be upgraded to a ‘village’ of around 2000 people (as per LNRSP definitions). There was support for the settlement strategy to

provide a long term view and therefore provide for the “ultimate” size of the settlement. However, as Kudardup currently has a very small population, endorsement of a plan which may yield an ultimate population of 2,000 persons is not justified. The primary objective of the Strategy is to reinforce and enhance Augusta as a primary centre, and no investigation has taken place to consider the impact of such large a proposal on Augusta, and support can not be reasonably given for such an extended proposal.

Although there was some acceptance of potential medium density and/or clustered lots/dwellings, in general the feedback was that larger lots around 2000m to 1ha were preferred in order to retain existing rural character.

**Green Network**

General consensus at the EBD was that linkage with the Rails to Trails reserve to south Augusta and north to Karridale is a valuable opportunity to be incorporated as part of any future development.

The rehabilitation of creek lines, and the protection of existing remnant vegetation and sensitive areas were considered important aspects of the Strategy and provide the opportunity to enhance environmental areas degraded due to agricultural pursuits.

Setbacks from Bussell Highway were proposed to provide noise buffers and screening from general traffic. The setbacks were seen to play an important role in providing focus areas for settlement entry and traffic safety.

**Development Nodes**

The outcomes from the EBD workshop indicated concentrated development on all four corners of the crossroads with medium density concentrated around the crossroads, tapering off to lower densities on the periphery.

**Crossroad Intersection**

The intersection of Kudardup Road with Bussell Highway is located on the rise of a crest which has restricted sightlines, Kudardup Road also joins Bussell Highway at an obtuse angle. A proposal to realign the intersection of Bussell Highway and Kudardup Road was suggested and is being incorporated into the Strategy.

The realigned Kudardup Road will provide a centrally located 1.4ha parcel of land within DIA where “village centre” and POS uses can be explored. The existing Kudardup Road can be retained as a service route. This will proposal shall be further explored at Scheme amendment and Structure plan stages, and a related objective now applies to DIA area 1.

**Open Space and Recreation Networks**

Flowing from the opportunity identified during the workshops for the establishment of an effective green network it is proposed that the open space network provide for a range of activities whilst performing several functions. These “green network areas” can take on various forms including:

Formal Areas	Productive Areas	Buffer Areas	Natural Areas
Streets	Community Gardens	Landscaping Buffer Screening	Bush Rehabilitation
Courtyards	Grazing	Agriculture buffer	Creek Rehabilitation
Walking and Bike Paths	Small Scale Production	Fire Management buffers	Wetland Rehabilitation
Formal green areas/ Active Open Space	Orchards		

The type and tenure of green network space will need to be carefully examined at Scheme amendment and Structure Plan stage. It is acknowledged that the proposal will need to be economically feasible, and that tenure and long term management of these areas is a significant issue which will need to be comprehensively addressed by proponents. Further design guidelines are set out under urban design elements.

**4.0 STRATEGIC FRAMEWORK**

**LNRSP**

## Leeuwin Naturaliste State Planning Policy LNRSP (1998)

The Settlement Hierarchy (table 5) of the LNRSP designates Kudardup as a “hamlet with enclaves”; elaborating that a hamlet should function as a rural service centre, a focus for rural living and tourist facilities. A hamlet is defined as having a permanent population of less than 500 persons. The LNRSP also contains policies regarding settlement form and design and servicing, and these have been taken into account in developing this Strategy.

## Draft Local Planning Strategy - DLPS (2008)

The Shire’s DLPS identifies Kudardup as having a planned capacity of 500 persons (p14). The DLPS states that the “Shire will undertake strategic planning exercise to set out the form of expansion of Kudardup” (p90), this Strategy aims to fulfil this objective.

When the LPS is endorsed by the WAPC, the KSS (subject to modifications) will become the “Townsite Strategy”, form part of the Local Planning Strategy, and thus become the formal land use policy for the long term growth of Kudardup.

## 5.0 SETTLEMENT STRATEGY

### 5.1 Overview

The Strategy provides the framework for future development of Kudardup. Initial development of the ‘hamlet’ is confined to east of Bussell Highway. Significant new residential development is proposed to occur on two lots – Lots 1 & 2 Kudardup Road. Table 1 below describes the potential development, in each existing rural lot, facilitated by the Strategy. Any future development proponents must undertake Scheme amendments, which must satisfactorily address the ‘future development obligations’ (see table 1 below) prior to support from Council. In addition, other settlement policies, including those relating to each ‘cell’, as described below, must be taken into account prior to Council supporting any Scheme amendment proposal.

**Table 1: Future Development Potential Facilitated by Kudardup Settlement Strategy (subject to rezoning and structure plan procedures)**

LOT / DIA AREA	TOTAL LOT AREA	CONTAINING CELLS	FUTURE DEVELOPMENT OBLIGATIONS
Lot 1 Kudardup Road  <b>DIA 1</b>	57 ha	Cell 2 Cell 4 Cell 5 Cell 7	<ul style="list-style-type: none"> <li>a) Must take into account policies related to each “cell” as described in Strategy below.</li> <li>b) Mix of dwelling / lot sizes; closer density in proximity to Fisher Rd, larger lots to north and east.</li> <li>c) Extensive green network areas (i.e. reduced development footprint), including rehabilitation of creeklines.</li> <li>d) Extensive buffer to agricultural uses (vineyards) to the north.</li> <li>e) Realignment of Kudardup Road / Bussell Highway Junction required, opportunity to explore village centre / POS uses in newly created 1.8 triangular section of land.</li> <li>f) Consideration of route from Kudardup Road to Bussell Highway- along northern boundary to provide alternative access and buffer agricultural uses to north.</li> <li>g) Per-lot contributions to “Kudardup Community Development Plan’ required.</li> <li>h) Preparation and approval of “District Water Management Strategy”, as part of, or prior to, any amendment process required.</li> </ul>

Lot 2 Kudardup Road  <b>DIA 2</b>	74 ha	Cell 1 Cell 6	<p>a) Must take into account policies related to each “cell” as described in Strategy below.</p> <p>b) Mix of dwelling / lot sizes; closer density and mixed uses in proximity to Fisher Rd, larger lots to north and east.</p> <p>c) Extensive green network areas (i.e. reduced development footprint), including rehabilitation of creeklines.</p> <p>d) Extensive buffer to agricultural uses (vineyards) to the south required.</p> <p>e) Per-lot contributions to “Kudardup Community Development Plan” required.</p> <p>f) Preparation and approval of “District Water Management Strategy”, as part of, or prior to any amendment process required.</p>
13189 (lot 22) Bussell Highway Kudardup	1.9 ha	Cell 3	<p>a) Potential to investigate rezoning to “village centre” and investigate commensurate uses.</p> <p>b) Take into account surrounding land uses (current and future) and ‘cell 3’ policies.</p>
Lot 1524 Bussell Highway Kudardup	80 ha	Cell 3	<p>a) Potential to investigate rezoning a maximum of 8ha in north west corner to “Tourism” and investigate commensurate uses.</p> <p>b) Take into account surrounding land uses (current and future) and ‘cell 3’ policies</p>
1074 Kudardup Road (Crown Reserve)	8 ha	Cell 3	<p>a) Crown Reserve – potential to investigate additional community / tourism uses.</p> <p>b) Take into account surrounding land uses (current and future) and ‘cell 3’ policies</p>
Lot 1516 Fisher Rd Kudardup	54 ha	Cell 8	<p>Potential residential and/or tourism can be investigated in 4 ha cleared area only, subject to;</p> <p>a) Substantial completion of development on DIA’s 1 &amp; 2.</p> <p>b) Investigation of mineral deposits issue to the satisfaction of the Shire and the Department of Mines and Petroleum.</p> <p>c) Establishment of conservation covenant over existing native vegetation and related management regime.</p>

### Planning Rationale

- Kudardup is intended to be a satellite and secondary activity node to Augusta, being 7km from Augusta town centre.
- Molloy Island, the Caravan Park and Blackwood River environs to the east along Fisher Road form the tourism enclaves of Augusta and Kudardup.
- Focusing new development around Fisher Road and Kudardup Road allows opportunity to develop Kudardup to the east of Bussell Highway and consolidate existing tourism potential, community activities and commercial potential along the east of Bussell Highway.
- Dual use pathways are required along relevant parts of Fisher, Poole and Kudardup Roads, these shall link to Rails to Trails.
- Rails to Trails to Augusta and Karridale must be completed at the cost of the two DIA developers and the Shire.
- Existing facilities/activities around the crossroads are to be enhanced and can incorporate limited additional commercial activity.
- Productive uses of appropriate areas of ‘green network areas’ are encouraged.
- Kudardup is to develop initially as a ‘hamlet with enclaves’ and may be subject to further expansion following substantial completion of DIA’s 1 & 2 and a full review of the KSS.

### 5.2 Settlement Strategy Policies

#### Biodiversity Conservation / Ecological Restoration

- Creek lines within proposed development cells and investigation areas are to be rehabilitated with an absolute minimum natural buffer of 30m to any development. The restoration of these areas should also take into account the provision of adequate buffers and management plans within these buffers for nuisance and fire management regimes.

#### Landscape and Visual Management

- Development in DIA’s 1 & 2 must be accompanied by a ‘Visual Impact Assessment’ , at Structure plan stage, in accordance with WAPC’s “Visual Impact Planning Manual” (Nov 2007).

- Visual impact from Bussell Highway and along other routes to be taken into consideration and negative impacts mitigated.
- Development to be sympathetic in design to landscape with minimal cut and fill. Retaining walls are strongly discouraged and should retaining be required preferred to be at the house rather than on the lot boundary.

### **Public Open Space**

- The potential lot yield for the area may require consideration of community facilities such as an active open area for an oval. Careful consideration needs to be given to the provision of such facilities while taking into account the proximity of primary services and facilities in Augusta.
- Within areas identified for potential mixed use and tourism development, in proximity to the crossroads, there is potential to use hard open spaces like a town square to provide meeting places for locals and tourists alike.
- In areas where lower density is considered, productive landscapes could be incorporated into open space links.
- Open space areas within the settlement should provide opportunities for community gardens.

### **Community Facilities**

- All development within the settlement will be required to make contributions towards the establishment of community facilities. Accordingly, a “Kudardup Community Development & Contributions Plan” shall be required which sets out per lot contributions to local and district community facilities, as well as proposing community development projects in Kudardup.
- Vegetated buffers and revegetation of creek-lines are not considered as part of the 10% POS required under State Planning Policy.

### **Buffers and Planning for Bushfire**

- Setbacks are to be provided outside the 30m vegetation and revegetation buffers in accordance with Planning for Bushfires.
- A minimum of 30m vegetated buffer to Fisher road is to be provided as separation from vineyard to the south.
- The setbacks from Bussell Highway and agricultural pursuits need to be considered in the final design to allow for adequate buffers for nuisance but also fire management regimes.

### **Sustainable Servicing**

- Development proponents for DIA’s 1 & 2 are required to collaborate with each other and the Shire to complete a “District Water Management Strategy”, to the satisfaction of the Shire and DoW prior to support for any Scheme amendment. This District Water Management Strategy shall be completed in accordance with the “Better Urban Water Management Framework”, this plan shall address, but not be limited to the following;
  - Hydrological system in the sub-district, including the Hardy Inlet
  - Capacity of the Fisher Road Bore
  - Potential to upgrade of Augusta Waste Water Treatment Plant
  - Sustainable Water Supply
  - Sustainable Waste Water Treatment
  - Control of run off into Hardy Inlet and groundwater
  - Stormwater treatment and infiltration at source
  - Reuse of treated water within settlements
- Investigation of reticulated water options from the Fisher Road water supply to Augusta is encouraged. The details regarding servicing are critical to the development of Kudardup will be required to be resolved to a satisfactory level prior to support for any proposal.
- Alternative servicing particularly in the use of rainwater tanks, storm water retention and potentially incorporating biolytic systems in the treatment of waste and stormwater could provide great benefits to the long term sustainable use of water and event provide surplus waste water that could be used on forestry or rural pursuits.
- Investigate the potential for a centralised waste water treatment/ recycling plant for the southern parts of the shire.

### **Movement Networks**

Permeability

- New development shall provide for accessibility, mobility and sense of place for vehicles, pedestrians and cyclists within DIA areas, the movement network shall be clearly legible whilst maintaining key view sheds and complimenting the landscape.
- Mobility networks outside DIA areas shall be proportionately contributed to by DIA developers.

#### Dual Use Paths (DUP)

- Dual use paths shall be provided within creek-line buffers, along desire lines and connecting to Rails to Trails and towards the Blackwood River.

### 5.3 Development Cells & Policies

This section describes the future potential land use within specific cells identified for development within the settlement. This section should be read in conjunction with the KSS Map.

The first stage of the settlement development is proposed to be focussed around the Kudardup/Fisher Road intersection, with more focused and concentrated development proposed within the area along side the existing community facilities. The second stage of the settlement development could provide for larger lots towards the north and east of the hamlet within Cells 4-6.

A summary of each cell and related policies are provided below.

#### CELL 1

##### Overview

- Size: **9 ha**
- Tenure: Private
- Elevation: The site is on the northern slopes of the highest central point in settlement area
- Slope: The area is very flat with slopes less than 2.5 degrees.
- Aspect: The cell has mostly northerly aspects with some eastern aspects.
- Soil Conditions:
  - The western section of the land includes Cowaramup Ironstone Flats (Ci)
    - Characteristics: sheet laterite overlying granite and contains about 50cm of shallow gravel.
    - Drainage / Runoff: Low permeability however rapid runoff is experienced which means no water logging should occur, but stormwater needs to be contained in basins
  - The eastern sections include Glenarty Low Slopes (H3)
    - Characteristics: laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.
    - Drainage / Runoff: Reasonably drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.

##### Planning Rationale

This cell should provide the core of the hamlet / settlement and should be the first area to be developed along with Cell 2. Servicing options need to be investigated to allow some medium density development within this cell which could be complemented with some mixed uses and a public square where markets or potential tourist attractions can be hosted. The reserved land can be used for community facilities including the existing day care centre or part of the public square / markets.

##### Policies

- Urban / Rural Land Use Potential & Design
  - Medium density residential with some mixed use development
  - Village square around western boundary
  - Buildings to address Fisher and Kudardup Roads
  - Mixed use development to consider studios on ground level with residential above
  - Where possible it is encouraged for lots to back directly onto POS to provide open space outlook.
- Biodiversity Conservation
  - Remnant vegetation to the north east should be retained in POS.
- Tourism
  - Village Square may include tourism uses including accommodation and cafes
- Movement Networks

- Dual use path along north of Fisher road to Molloy Island and within creek line buffer connecting Fisher Road with Kudardup Road to be considered.

## CELL 2

### Overview

- Size: **5.6ha**
- Tenure: Private
- Elevation: The site is on the northern slopes of the highest central point in settlement area
- Slope: The area provides slopes between 2.5 and 5 degrees
- Aspect: The cell has mostly north-westerly aspects
- Soil Conditions:
  - The site contains Glenarty Low Slopes (H3)
    - Characteristics: laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.
    - Drainage / Runoff: Reasonably well drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.

### Planning Rationale

This cell along with Cell 1 provides the core of the hamlet / settlement. Cell 2 can develop simultaneously with Cell 1 to provide for coordinated development of services and establishing the hamlet core.

### Policies

- Urban / Rural Land Use Potential & Design
  - Medium density residential with some mixed use development
  - Buildings to address Kudardup Road
  - Mixed use development to provide of studios on ground level with residential above
  - Where possible it is encouraged for lots to back directly onto POS to provide open space outlook.
- Biodiversity Conservation
  - Remnant vegetation to the south west should be retained as POS.
- Community facilities and Public open Space
  - Community Facilities Needs plan contribution
- Planning for Bushfire
  - Setbacks are to be provided outside the 30m vegetation and revegetation buffers in accordance with Planning for Bushfires.
- Tourism
  - May include mixed uses including some accommodation and cafes
- Movement Networks
  - DUP within creek line buffer connecting Kudardup Road with Bussell Highway.

## CELL 3 / DIA 3

### Overview

- Size: **17.5ha**
- Tenure: The cell overlays six properties including:
  - Lot 1524: 6.6ha - Private
  - 4 Lots: Ranging between 2000m<sup>2</sup> and 2ha - Private
  - Lot 1074: 8 ha - Reserved for Recreation Purposes
- Elevation: This is the highest point in hamlet centre
- Slope: The area is fairly flat with slopes less than 2.5 degrees, and some slopes in the north western section between 2.5 and 5 degrees.
- Aspect: The cell has mostly northern and western aspects with some southern aspects towards the south of the cell.
- Soil Conditions:
  - The western section of the land includes Cowaramup Ironstone Flats (Ci)
    - Characteristics: sheet laterite overlying granite and contains about 50cm of shallow gravel.
    - Drainage / Runoff: Low permeability however rapid runoff is experienced which means no water logging should occur, but stormwater needs to be contained in basins

- The eastern sections include Glenarty Low Slopes (H3)
  - Characteristics: Laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.
  - Drainage / Runoff: Reasonably drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.

## Planning Rationale

This cell will provide the focus for the new settlement at Kudardup. The existing crown reserve at 1074 can be enhanced and properties fronting Bussell Highway can develop appropriately for village centre uses and harness passing trade. Eight hectares in the north west corner of lot 1524 has been identified for tourism purposes. This location has the advantage of being in proximity to the centre, views to the west and native vegetation to the east and west. Appropriate low impact tourism uses can be explored here following Scheme amendment and structure planning procedures.

## Policies

- Urban / Rural Land Use Potential & Design
  - Medium density development
  - Buildings to address Lot 1074 and Bussell Highway
  - Lots addressing Bussell highway may provide for shops on ground level with residential / short stay above
- Biodiversity Conservation
  - Remnant vegetation to east should be retained in POS for conservation.
- Water resource management
  - Being the highest point within the settlement centre Lot 1074 provides opportunity for potable water storage, Cell 5 also allow for such opportunities towards the east along Kudardup Road.
- Landscape and Visual Management
  - Remnant vegetation within this cell provides an important focus area and visual screening which should be retained to keep the character of the area.
- Community facilities and Public open Space
  - Where community facilities are to be provided view sheds should be considered to expose such facilities to the general public.
  - Potential for an oval within Lot 1074 exists within cleared areas.
- Planning for Bushfire
  - The remnant vegetation and conservation areas identified within and bordering Cell 3 should be considered in planning for bushfire. Appropriate setbacks will have to be provided in accordance with Planning for Bushfires.
- Tourism
  - Tourist accommodation and associated uses could be provided addressing the reserve and bushland areas to the east.
- Movement Networks
  - Dual use path along throughout the Cell will provide linkages between development areas and community facilities.
  - DUP Towards the East through the proposed conservation area is proposed to link to the south of Fisher road.

## CELLS 4 and 5

### Overview

- Size: **Cell 4 - 10.6ha, Cell 5 - 14.2**
- Tenure: Lot 1 - Private
- Elevation: The Cell is located on the western slopes of a high point along Kudardup road. It is elevated between two creek-lines on the north and south.
- Slope: The area is fairly flat with slopes less than 2.5 degrees and some slopes up to 5 degrees to the west
- Aspect: The being a watershed to north and south mainly provides aspects in both directions
- Soil Conditions:
  - The cell contains mainly Glenarty Low Slopes (H3)
    - Characteristics: laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.

- Drainage / Runoff: Reasonably well drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.

### Planning Rationale

This cell provides for a further extension of the settlement and in particular allows for lower density housing integrated within the landscape. The creek line buffer between this cell and Cell 7 allows for a total of 60m separation between potential productive landscapes and ultimately provides a total buffer to the northern vineyard of around 200m. Larger lots are proposed towards the north with some higher densities considered to the south to allow for a transition from the hamlet core to productive pursuits in the north.

### Policies

- Urban / Rural Land Use Potential & Design
  - Low density development
- Biodiversity Conservation
  - A patch of isolated vegetation exists to the west which should be considered in the design of a western buffer to Bussell Highway and is encouraged to be retained within the development design.
- Movement Networks
  - DUP within creek line buffer connecting Kudardup Road with Bussell Highway.

## CELL 6

### Overview

- Size: **34.9**
- Tenure: Lot 2 - Private
- Elevation: The Cell is located along the southern slopes of the highest point along Kudardup Road and provides a watershed to two creek-lines on east and west.
- Slope: The central area of the cell is fairly flat with slopes less than 2.5 degrees and some slopes up to 5 degrees towards the creek-lines
- Aspect: Being on the southern slopes of the highest point along Kudardup the cell mainly has southern aspects on the western side of the watershed with northern and eastern aspects on the eastern side addressing remnant vegetation to the east.
- Soil Conditions:
  - The cell contains mainly Glenarty Low Slopes (H3)
    - Characteristics: laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.
    - Drainage / Runoff: Reasonably drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.

### Planning Rationale

This cell provides for a further extension of the settlement and in particular allows for lower density residential integrated within the landscape and possibly even lower density allowing for productive agricultural pursuits within the rural landscape. The remnant vegetation to the east provides an attractive backdrop to productive larger lots on the eastern end with some higher densities considered to the west to allow for a transition from the hamlet core to productive landscapes towards the east.

### Policies

- Urban / Rural Land Use Potential & Design
  - Low density housing development
- Biodiversity Conservation
  - A patch of remnant vegetation exists to the north east which should be included in POS.
- Fire Management
  - The buffers required from the eastern boundary to provide for fire management must be provided for within this cell and shall not require any clearing or understory management within the bush area on lot 1516
- Movement Networks
  - DUP within creek line and fire management buffers connecting Fisher and Kudardup Roads.

## CELL 7

### Overview

- Size: **23.1 ha**
- Tenure: Lot 1 – Private
- Elevation: The Cell is located on the western slopes of a high point along Kudardup road. It is elevated between two creek-lines on the north and south.
- Slope: The area is fairly flat with slopes less than 2.5 degrees and some slopes up to 5 degrees to the west
- Aspect: The being a watershed to north and south mainly provides aspects in both directions
- Soil Conditions:
  - The cell contains mainly Glenarty Low Slopes (H3)
    - Characteristics: laterite overlying granite and contains about 50cm Gravelly sand overlying clay loam subsoil.
    - Drainage / Runoff: Reasonably well drained, water tables 50cm below in winter months, these perched water tables drain rapidly in spring. Some small boggy patches may occur where seepage takes place.
  - Land Capability reports indicate the soil conditions are favourable for a range of agricultural pursuits including grazing, horticulture and viticulture.

### Policies

- Urban / Rural Land Use Potential & Design
  - Primary use of land should be for productive agriculture
  - Very low density housing development may be considered
  - Minimum 100m buffer from vines to the north
- Biodiversity Conservation
  - A patch of remnant vegetation exists to the central area of Lot 1 which should be included in POS.
- Movement Networks
  - DUP within creek line and fire management buffers connecting Fisher and Kudardup Roads

### Planning Rationale

This lot provides an area within which productive agricultural pursuits can be considered, along with large lot residential. It also should include management practices with regards to the rural pursuits need taking into account residential development towards south. The cell will provide a buffer towards northern vineyards whilst still allowing productive uses to occur within the cell and enhancing the landscape by providing large open space. Any major revegetation should consider fire management practices as part of proposal.

## CELL 8

### Overview

- Size: **54ha**
- Tenure: Lot 1516 Fisher Road – Private Lot
- The site contains approximately 50ha of high quality native vegetation with two creeks running through.

### Policies

Residential and/or tourism can be investigated in 4 ha cleared area only of Lot 1516 Fisher Road, subject to;

- a) Substantial completion of development on DIA's 1 & 2.
- b) Investigation of mineral deposits issue to the satisfaction of the Shire and the Department of Mines and Petroleum.
- c) Conservation covenant, or similar, over existing native vegetation, to the satisfaction of the Shire, and endorsement of a satisfactory long term management regime.

### Potential Service Node

### Overview

- Size: **1.1ha**
- Tenure: Lot 1523 – reserve
- Vegetated lot including high conservation values.

## Planning Rationale

The existing reserve on Lot 1523 currently includes a transfer station for Augusta and Kudardup. This area could potentially provide for a waste water treatment for Kudardup and potentially for the whole southern half of the shire. Further investigations should be done as part of servicing considerations and district Local Water Management Strategy for development of the hamlet. Buffers and separation distances should also be considered and screening to provide for attractive linkages to the Rails to Trails should also be taken into account.

### 5.5 Scheme Amendment and Structure Plan Stages

Following endorsement of the Strategy, proponents for DIA's 1 & 2 can apply for rezoning, and subsequently would be required to submit Structure plans.

#### 5.5.1 Scheme Amendment Policy

In addition to information required under the Scheme and under any SPP, or any relevant planning consideration, the following information shall be required by Council to form part of Scheme amendment submission for the two DIA areas in the KSS;

- a) A report demonstrating how site analysis has taken place in accordance with "Phase Two" (pages 63-111) of the Shire of Augusta Margaret River - Rural Hamlet Design Handbook, and provided at Scheme Amendment stage.
- b) The above report shall include detailed sieve mapping and document how this exercise is informing future design proposals. Detailed site analysis 'sieve maps' should contain elevation, slope, aspect, visual impact, hydrology (including showing areas prone to annually waterlog), ecology and cultural sensitivity.

#### 5.5.2 Structure Plan Policy

In addition to information required under the Scheme and under any SPP for Structure Plans, or any relevant planning consideration, the following information shall be required by Council to form part of Structure Plan submission for the two DIA areas in the KSS;

- a) Urban design framework, including permeability, block pattern, view corridors, open space network and public lighting.
- b) Ecological and restorative framework (including wetland, creek and bush rehabilitation, and areas suitable for production).
- c) Open space and recreation framework.
- d) Movement and transportation framework (including detailed and prioritised walking and cycling path provision plan)
- e) Social, economic and cultural framework.
- f) Framework "Local green network management plans" are required at Structure plan stage, with further detail to be provided prior to subdivision. These plans shall describe land tenure, land use, long term management regimes and associated maintenance costs of the extensive "green network areas", incorporating elements of ecological restoration and rural production, to the satisfaction of the Shire.

This report should be collated, submitted to Council and termed a "Masterplan".

*\*Detailed guidance on preparing these elements can be found in the AMRSC Rural Hamlet Design Handbook*

This policy has been included to ensure that future development is of high quality and conserves and enhances the unique attributes of the Kudardup locality.

### 5.6 Development Contributions

As Kudardup currently has a very limited population, future residential expansion is required to develop a "Kudardup Community Development & Contributions Plan". This plan will be developed by the two DIA proponents, in conjunction with the Shire. The plan shall allocate a per-lot basis contribution to local community facilities and describe a plan to help foster the growth of the new community of Kudardup, to the satisfaction of Council. Any Scheme amendment must incorporate the framework for this plan, and the plan will be further developed at Structure plan stage, and be complete prior to subdivision approvals. The future plan shall detail plans including, but not limited to the following;

- Rails to Trails to Augusta and Karridale
- Enhance community and tourist facilities at lot 1074 Kudardup Road (a Crown Reserve)
- Provide dual use pathways outside the DIA areas.
- Providing support and programmes to develop and enhance a distinctive community identity at Kudardup.

It must be noted that pathways, creek rehabilitation and other projects inside the DIA lots must be provided by the developer and do not form part of the community development plan.

## **6.0 Implementation & Strategy Review**

The related plan (see inclusion – dated June 2010) has been endorsed by the WAPC on 21<sup>st</sup> May 2010. This document remains Council policy in relation to planning matters and management of growth at Kudardup. Individual landowners can apply to Council to amend the Local Planning Scheme and to rezone their land in accordance with the endorsed Strategy. A number of detailed technical studies in relation to the capacity and attributes of the land are submitted for assessment at this stage, in accordance with this Strategy and any other relevant planning consideration.

Following rezoning, which must also be advertised and endorsed by the WAPC and the Minister, the proponent of any individual lot would have to undertake a Structure plan for their proposed lot. A Structure plan would examine in fine detail the proposal for the lot, and detail road and block layout, open space layout and servicing proposals, amongst other elements, in accordance with 5.5 above.

Following Structure plan endorsement by the WAPC, the landowner can apply for subdivision. At subdivision a number of very detailed plans would be required which would specify management of creek and open space provisions, servicing requirements amongst other detailed aspects.

Review of the Kudardup Strategy will take place in 10-15 years, or following the successful operation of the 'hamlet', where it can be demonstrated that there is a clear need for additional expansion lands. Any future development to the west of Bussell Highway must be carefully considered as part of any strategy review.