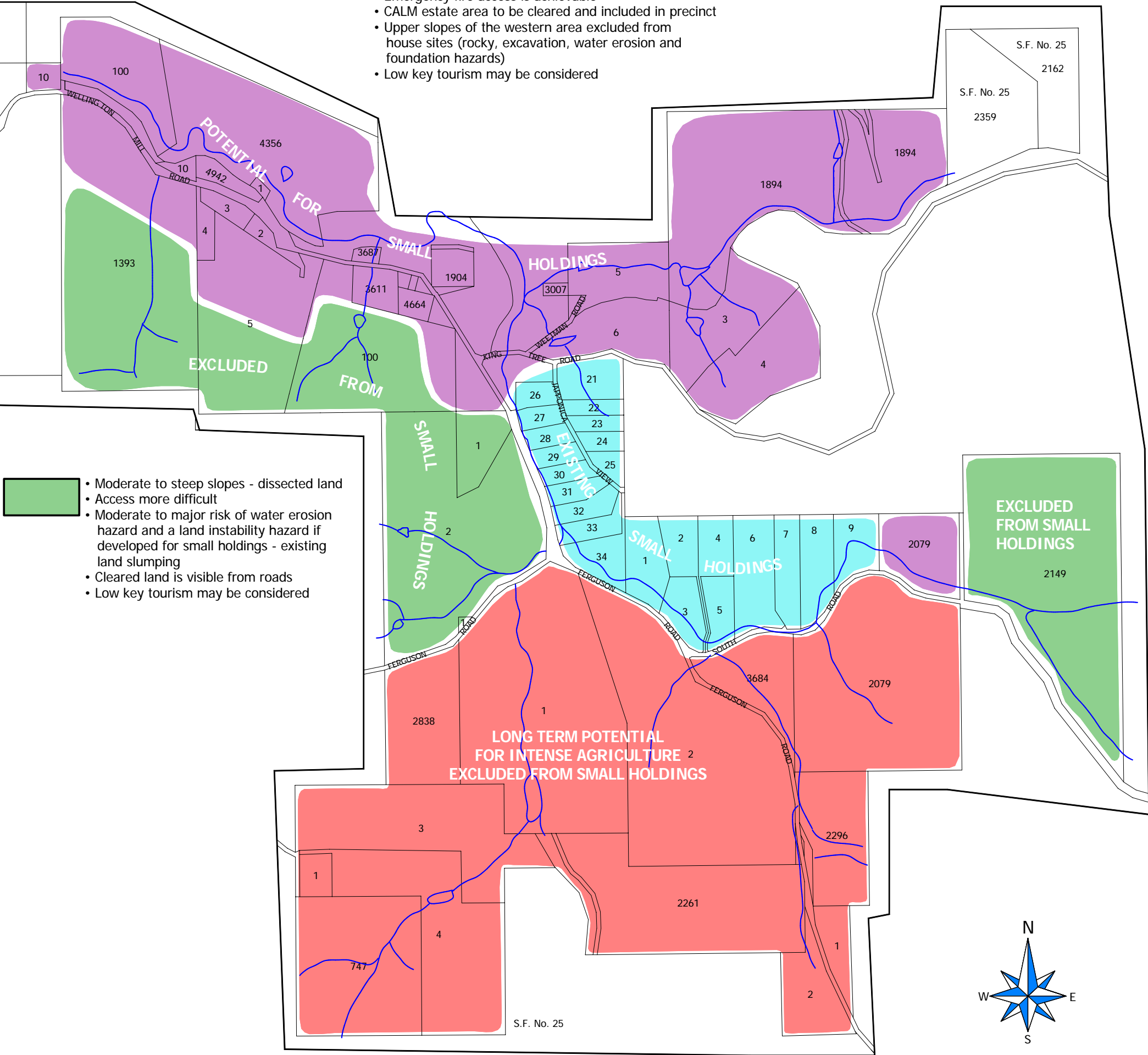




• Existing Small Holdings



- Suitable soils for small holdings and intense agriculture
- Gentle to moderate slope
- Existing small lots in western and central area
- Ready access to existing roads
- Emergency fire access is achievable
- CALM estate area to be cleared and included in precinct
- Upper slopes of the western area excluded from house sites (rocky, excavation, water erosion and foundation hazards)
- Low key tourism may be considered



- Moderate to steep slopes - dissected land
- Access more difficult
- Moderate to major risk of water erosion hazard and a land instability hazard if developed for small holdings - existing land slumping
- Cleared land is visible from roads
- Low key tourism may be considered



- Suitable soils for agriculture
- Gentle to moderate slopes
- Good water supply that can be captured
- Large enough lots to be economically viable
- Mostly cleared of vegetation
- Tourism and holiday accommodation to be incidental to agriculture

Figure 1

PREPARED BY GRAHAM HOUGHTON TOWN PLANNING CONSULTANT WITH THE SHIRE OF DARDANUP



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WELLINGTON MILL

ASSESSMENT OF POTENTIAL FOR SMALL HOLDINGS AND LAND USE MIX