

## SECTION 3 - STRATEGY PRECINCTS

The Shire has been divided into six (6) precincts as depicted on the Strategy Map and Figure 16 for the purpose of detailing specific strategies.

The Precincts are:

Coastal  
Lake Clifton  
Agricultural  
Industrial  
Town  
Scarp and Darling Range

Each of the Precincts has its own characteristics and management objectives.

The Precincts are divided into their Land Use Categories, which would likely form the basis for zonings under a new Town Planning Scheme. A range of primary and discretionary uses are outlined for each Land Use Category. The lists are general in nature, to provide a guide to the preparation of a Zoning Table in the future Town Planning Scheme.

The major considerations relating to each Land Use Category are also listed.

### 16 The Precincts

#### 16.1 Coastal Precinct

This Coastal Precinct includes the land from Lake Clifton to the coast. It includes the urban settlement of Preston Beach, areas of private rural land and the Yalgorup National Park.

The proposed Land Use Categories are Residential, Town Centre, Public Purpose and General Agriculture. There is also an area that has

been left blank pending the outcome of the Preston Beach Townsite Strategy.

Residential		
Objective	To provide for the enhancement of the Preston Beach townsite.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m2 (R12.5) for the existing residential area. However, a range of lot sizes is to be provided having regard to topography, landscape, environmental and other considerations. Recommendations on appropriate lot sizes and other built form design principles will be made in the proposed Preston Beach Townsite Strategy.	
Setbacks	As per the Residential Design Codes.	
<u>Considerations</u>		
Residential development to comply with the Residential Design Codes.		
Consideration to be given to the preparation of design guidelines for the townsite.		
Open Space to be provided in accordance with WAPC guidelines.		
Any development to consider the impact on the Yalgorup National Park, including water balance, domestic pets and increased human use.		
Planning for this area to consider the fragile environment surrounding it, including remnant vegetation, Lake Preston and the coastal environment.		

Figure 16 – Precinct boundaries

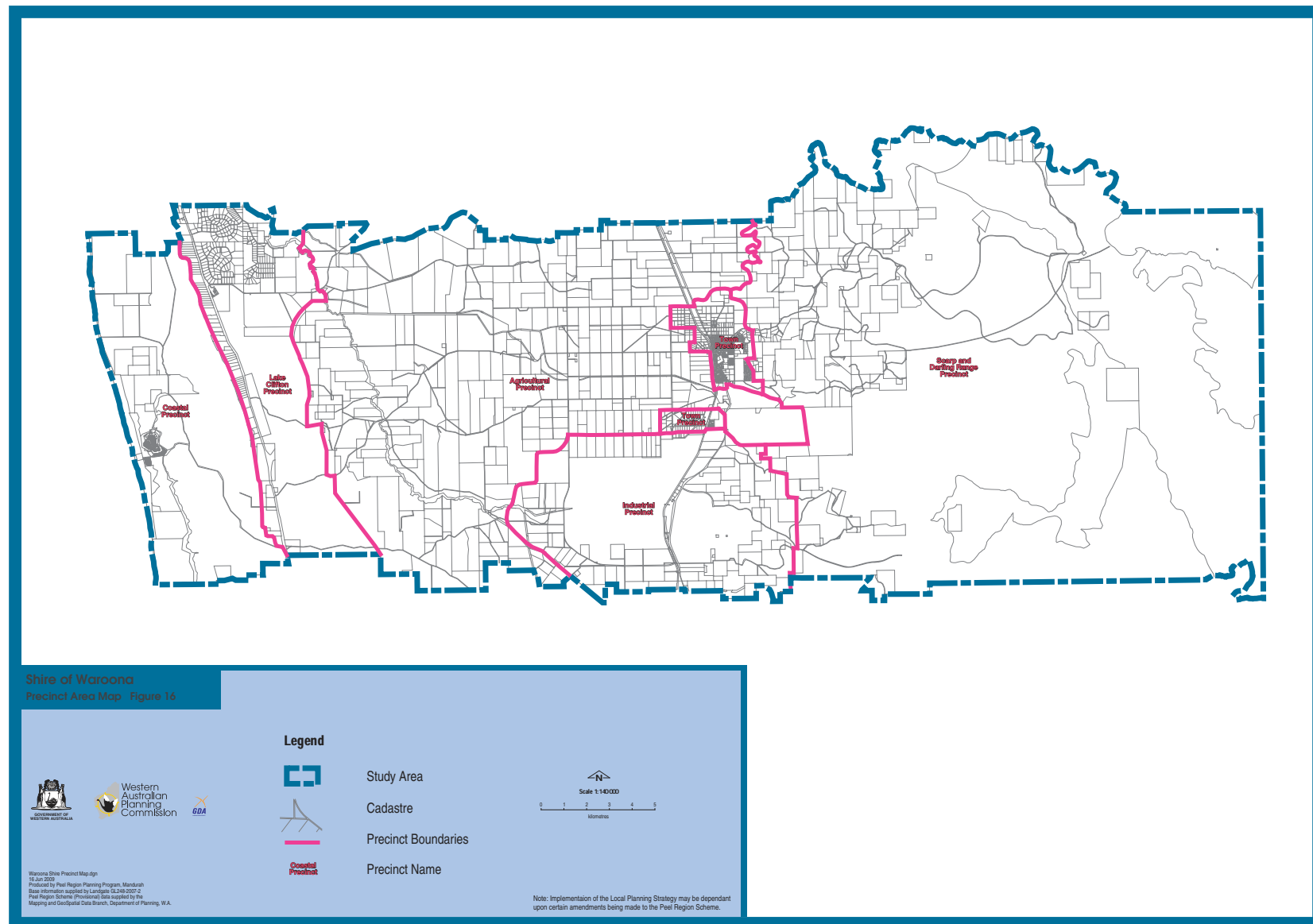
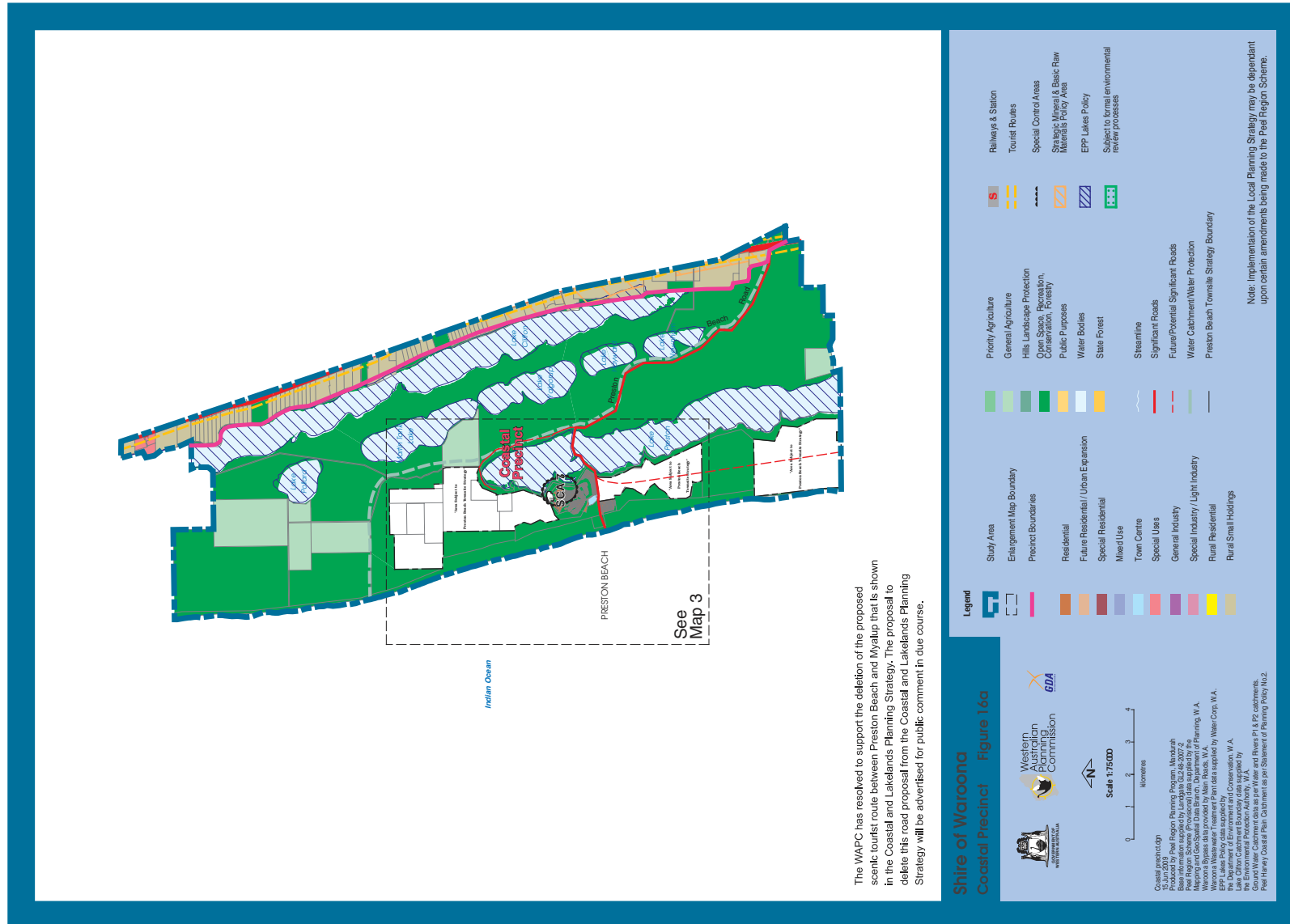


Figure 16a – Coastal Precinct



Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop  Office  Fast Food Outlet  Restaurant  Medical Centre  Consulting Rooms  Civic Use  Community Purpose  Caravan Park	Group Dwelling  Multiple Dwelling  Single House  Home Occupation  Home Office  Residential Building  Child Care Premises  Industry – Cottage  Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

Considerations

All development is to face and interact with road frontages in the town centre.

Adequate on-site parking is to be provided for new developments.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m<sup>2</sup> per dwelling (R30).

Public Purpose		
Objective	To provide land for a variety of community, civic and infrastructure uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	
<u>Considerations</u> A high standard of landscaping will be expected on new public purpose developments.		

General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

### Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural activity.

Lots the subject of development, other than a single dwelling, to have gazetted road frontage.

Ecologically viable areas of priority vegetation are to be considered for protection.

## 16.2 Lake Clifton Precinct

This Precinct comprises the land adjoining the Old Coast Road and Lake Clifton. In addition to State Forest and Yalgorup National Park, it includes Rural Residential east of the Old Coast Road and the Rural Smallholdings west of Old Coast Road.

Rural Residential		
Objective	To provide areas that will offer lifestyle blocks with good amenity and in locations where environmental impacts can be minimised	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office	Wayside Stall Stables Rural Pursuit
Lot sizes	Lake Clifton Catchment - Minimum 2 hectares; Average 5 hectares.  Peel-Harvey Catchment – Minimum 2 hectares; Average 3 hectares.	
Setbacks	Road	Side/Rear
	40 metres  or within a building envelope indicated on an adopted Subdivision Guide Plan.	20 metres

### Considerations

On-site effluent disposal:

Lake Clifton Catchment – Alternative Treatment Units.

Peel-Harvey Catchment – standard septic systems where no closer than of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level. Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Remnant vegetation is to be retained on all sites unless clearing is required for roads, access, within a defined building envelope or for the purposes of bushfire protection.

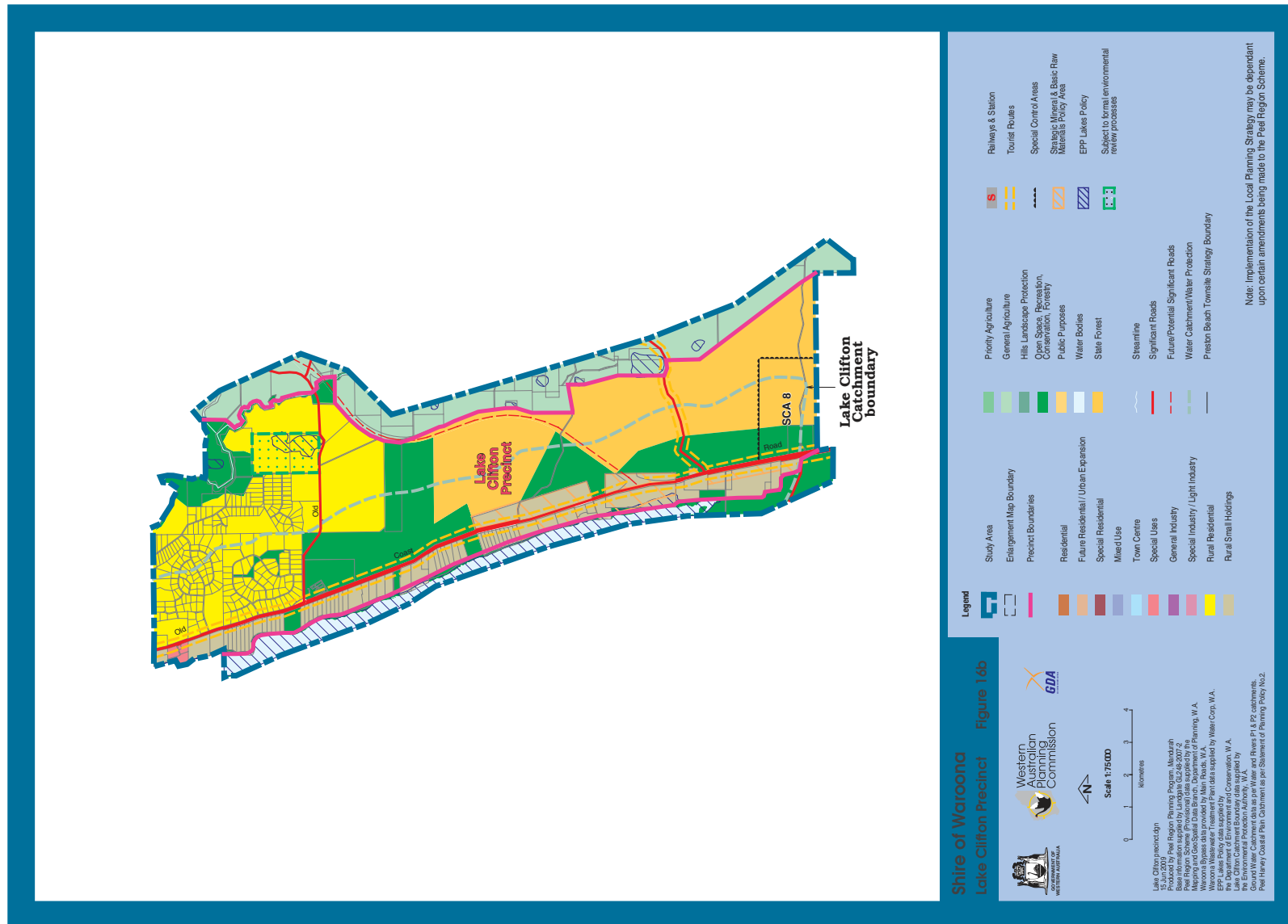
A subdivision guide plan is to be prepared and adopted by the Shire at the time of rezoning. As a minimum the plan is to detail the lot configuration and define building envelopes.

Rural pursuits and stables will only be considered where there is no remnant understorey vegetation and where land capability is demonstrated.

Rezoning for rural residential should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics;
- access;
- On-site effluent disposal;
- protection of watercourses and revegetation of riverine areas;
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape;
- nutrient management; and
- wetland areas.

Figure 16b – Lake Clifton Precinct



Rural Smallholdings		
Objective	To consolidate the land between Land Clifton and the Old Coast Road to provide smallholding lots that offer agricultural, lifestyle and tourist opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Industry – Cottage Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Stables Chalets Bed and Breakfast Farm Stay Accom. Winery/Cellar Door Sales Wayside Stall Nursery Restaurant Industry - Rural
Lot sizes	Minimum 5 hectares	
Setbacks	Road	Side/Rear
	50 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

### Considerations

On-site effluent systems to be Alternative Treatment Units. Dwellings are to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

Proponents are referred to the EPA Guidance Note No.28 'Protection of the Lake Clifton Catchment'.

All new development, including agricultural use, is to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

The number of crossovers to Old Coast Road is to be minimised though the ceding and construction of a 10 metre wide service road along the length of the lot frontage.

Consideration will be given to larger tourist ventures or accommodation proposals on their merits and subject to a scheme amendment.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.



Special Uses	
Objective	To provide land for the continued development of the Lake Clifton Tourist and Shopping Centre site as the commercial and community centre for the locality.
Uses	As per Development Guide Plan
Lot sizes	N/A
Setbacks	As determined by Shire
<u>Considerations</u> Development of this commercial and community centre site in Lake Clifton is to be consistent with the adopted Development Guide Plan. The visual amenity of the site is to be considered in all development proposals.	

### 16.3 Agricultural Precinct

This precinct includes the majority of the areas considered suitable for agricultural production, including broadacre farming and more intensive agricultural production of fodder and horticultural crops.

It contains the Land Use Categories of Priority Agriculture, General Agriculture and Public Purpose.

Setbacks	Road	Side/Rear
	20 metres	10 metres

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural uses.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Agriculture – Intensive Rural Pursuit	Animal Husbandry - Intensive Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Appropriate buffers are to be determined to separate Intensive Agriculture uses from sensitive land uses such as dwellings.

Discretionary uses will only be permitted where they can demonstrate that they will not prejudice agricultural use of the subject site or adjoining sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Where sites are within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, development or subdivision that may prejudice material extraction will not be permitted unless considered by the Department of Industry & Resources.

Consideration may be given to 'farm cluster' subdivisions with smaller lot sizes. The proposal must be centered on a particular type of agricultural use and must be the subject of a scheme amendment prior to subdivision. The amendment would need to demonstrate the capability of the site for the proposal and demonstrate the long term viability of the use. The amendment would also need to propose a mechanism for ensuring that all future landholders would continue with the proposed cluster use and that the lot would not become quasi lifestyle blocks.

**Public Purpose**

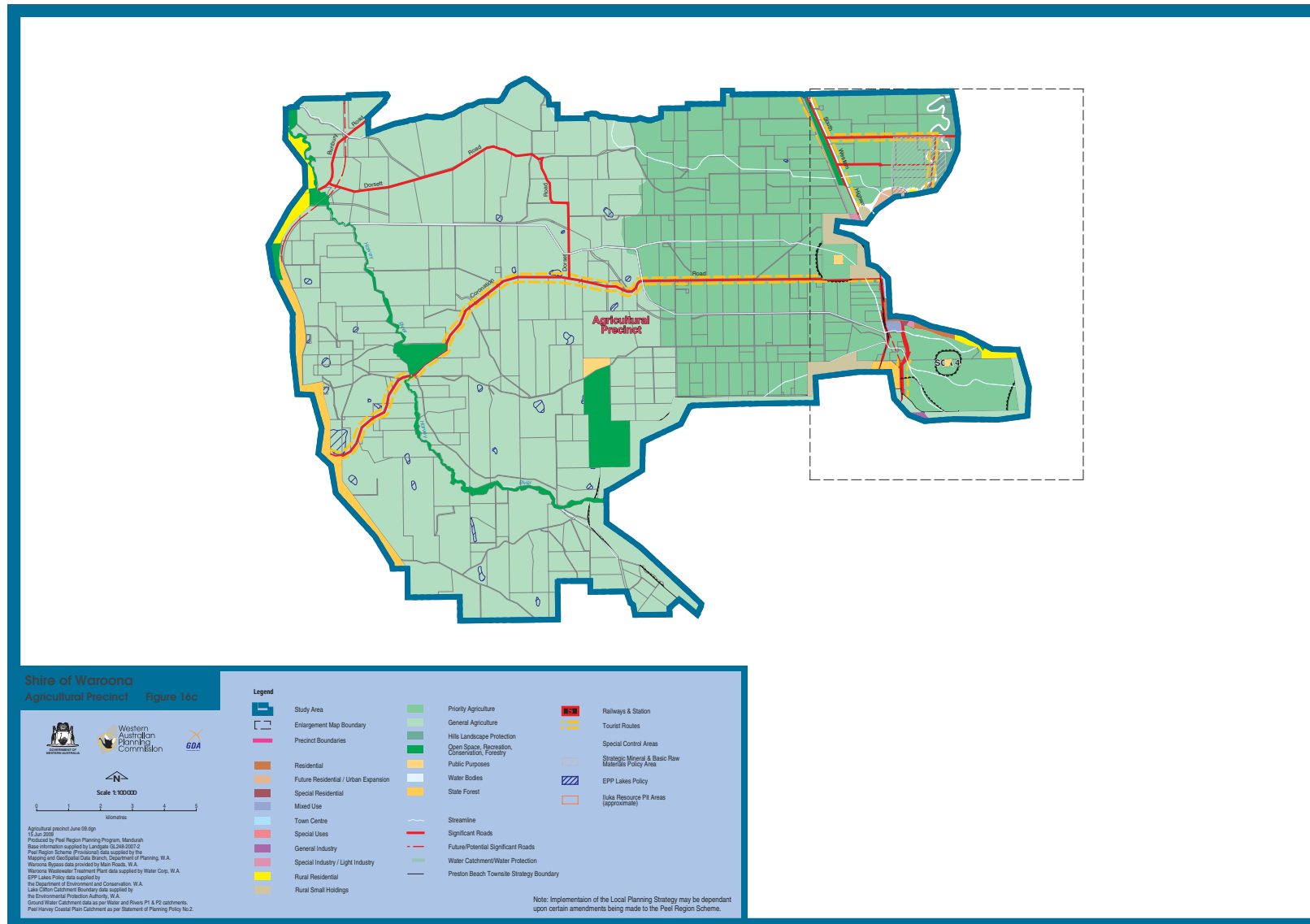
Objective	To provide for the continued operations of the Waroona Wastewater Treatment Plant.	
Uses	Primary	Discretionary
	Public Utility	
Lot sizes	N/A	
Setbacks	As determined by Shire	

Considerations

The operator of the Wastewater plant to continue to reduce odour emissions.

Operations to be screened via appropriate landscaping.

Figure 16c – Agricultural Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Animal Husbandry - Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

### Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural use of the site or surrounding sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Ecologically viable areas of priority vegetation are to be considered for protection.

### 16.4 Industrial Precinct

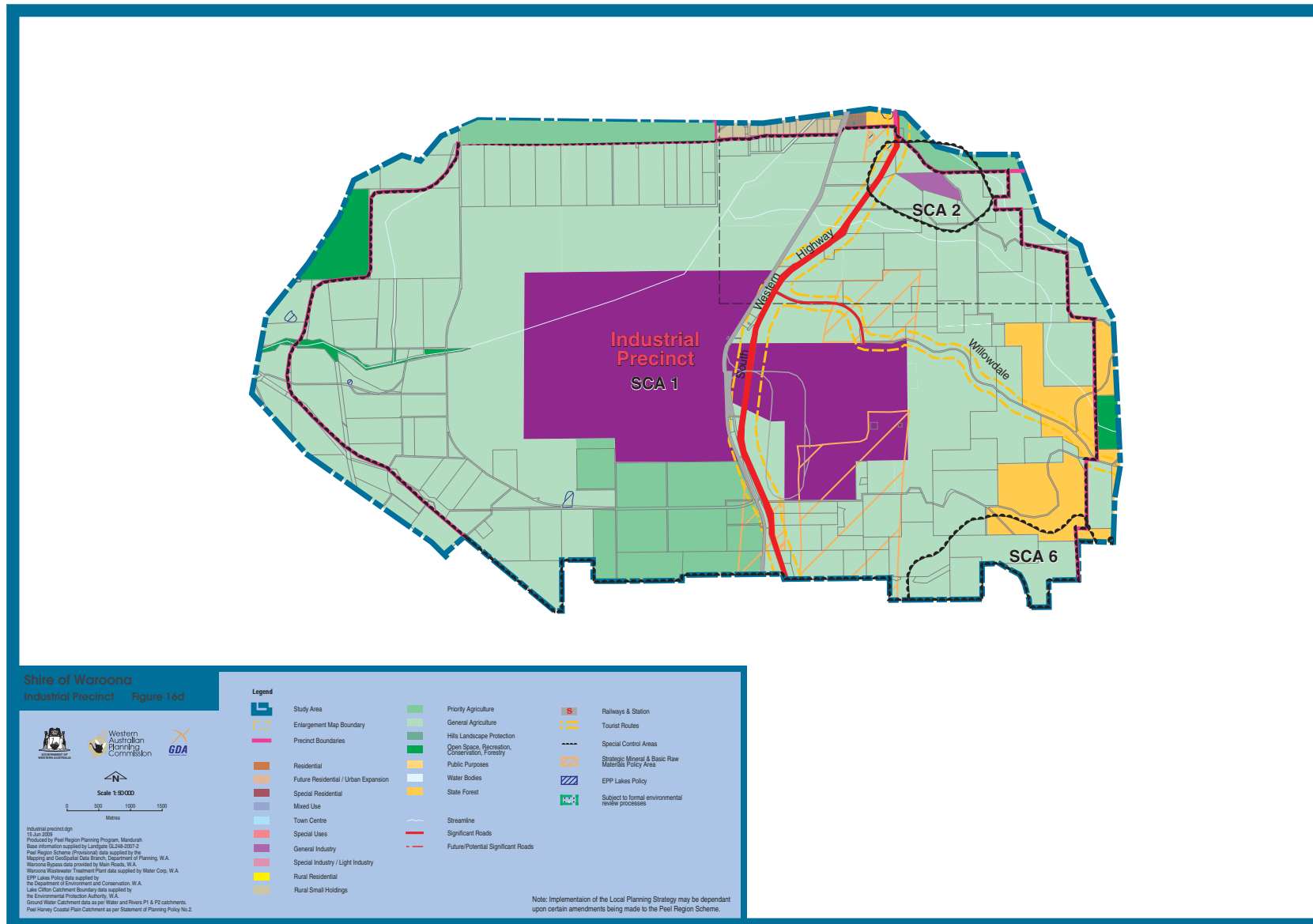
This Precinct includes the industrial area for the Wagerup alumina refinery and the Waterous Road Abattoir site.

The Precinct includes the Land Use Categories of Special Industry, General Industry, Priority Agriculture, and General Agriculture.

Special Industry	
Objective	To provide land for the operations of the Wagerup alumina refinery.
Uses	Wagerup Alumina Refinery, Residue Disposal Areas and associated operations.
Lot sizes	N/A
Setbacks	As determined by Shire
<p><u>Considerations</u></p> <p>Operations are subject to the State Agreement Act.</p> <p>The off-site impacts of the operations are to be minimised.</p> <p>Residue Disposal Areas are to be progressively planted and rehabilitated to control dust emissions and improve visual amenity.</p> <p>The Shire to consider a future Scheme amendment to formalise the buffer, subject to the operator completing the buffer definition work and providing the Shire is satisfied regarding the permitted uses and the compensation implications.</p> <p>Some future expansion of the Special Industry zone may be required in order to accommodate expansion of the future Residue Disposal Areas.</p>	

General Industry		
Objective	To provide areas for general industry of regional and local significance and to protect those industries from encroaching land uses and developments that could jeopardise their establishment and operation.	
Uses	Primary	Discretionary
	Industry – General Industry – Light Industry – Service Motor Vehicle Repair Transport Depot Warehouse Office	Industry – Rural
Lot sizes	Minimum lot size of 2,000m <sup>2</sup> .	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>The front setbacks to contain a high standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p> <p>The Shire to give consideration to the establishment an appropriate buffer surrounding the Waterous Road Abattoir site in the future Town Planning Scheme.</p>		

Figure 16d – Industrial Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Plantation Agroforestry Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p> <p>Ecologically viable areas of priority vegetation are to be considered for protection.</p>		

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural.	
Uses	Primary	Discretionary
	Agriculture – Extensive	Agriculture – Intensive Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	
Setbacks	Road	Side/Rear
	20 metres	10 metres
<p><u>Considerations</u></p> <p>Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.</p> <p>Applications for Intensive Agriculture shall have regard to groundwater quality and availability.</p> <p>Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.</p>		



## 16.5 TOWN PRECINCT

This precinct includes the urban centres of Waroona and Hamel and surrounding area. It comprises the areas of Residential, Special Residential, Town Centre, Mixed Use, Light Industry, Rural Smallholdings and Public Purpose.

Residential		
Objective	To provide for the enhancement of the Waroona and Hamel townsites and the planned expansion of the Waroona townsite to meet future residential demand.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m <sup>2</sup> (R12.5), except in proximity to Waroona Town Centre where average 300m <sup>2</sup> (R30) to be applied.	
Setbacks	As per the Residential Design Codes.	

### Considerations

Residential development to comply with the Residential Design Codes.

Consideration to be given to the preparation of design guidelines, particularly for Hamel where there are consistent period-specific streetscapes.

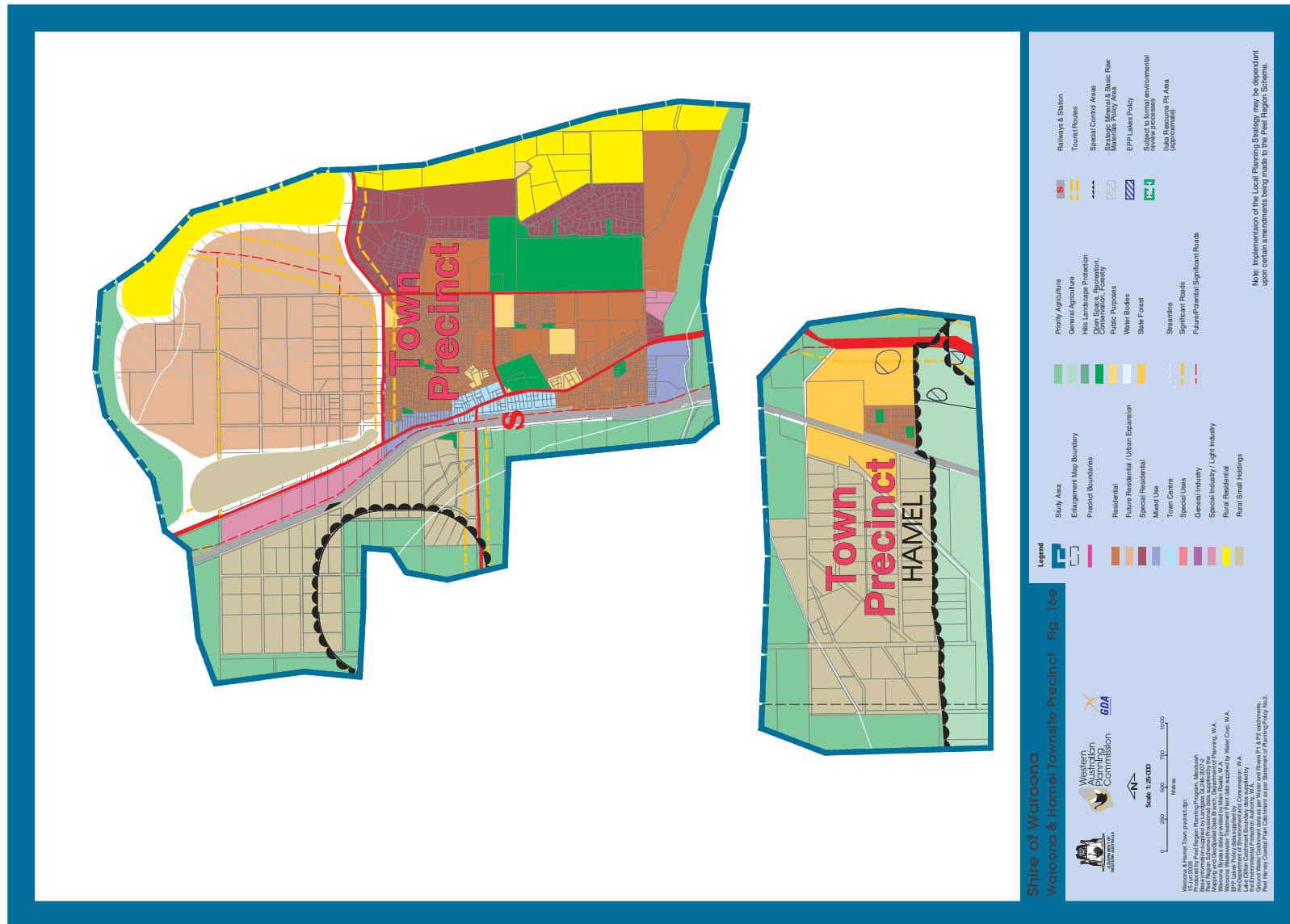
Rezoning of rural land to residential is to occur in a staged manner balancing the demand for residential land with the potential lot capacity in existing zoned areas.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of open space, drainage infrastructure and road links to be addressed in the plans.

Open Space in broadacre subdivisions to be provided in accordance with WAPC guidelines.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Figure 16e – Town Precinct



Special Residential		
Objective	To provide adequate larger residential lots in proximity to Waroona in locations with good residential amenity and where the environmental impacts can be adequately managed.	
Uses	Primary	Discretionary
	Single House Home Office Home Occupation	Industry - Cottage
Lot sizes	Minimum lot size of 2000m <sup>2</sup> . Larger lots will be required where there is an environmental imperative, including the protection of remnant vegetation, watercourse or wetland or to ensure that the site is capable of handling septic systems.	
Setbacks	Road	Side/Rear
	10 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	5 metres

### Considerations

Lots to be serviced with reticulated water.

All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.

Rezoning of rural land to special residential is to occur in a staged manner balancing the demand for special residential land with the potential lot capacity in existing zoned areas.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be developed, rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of drainage infrastructure and road links to be addressed in the plans.

A Subdivision Guide Plan is to be prepared to the Shire's satisfaction as part of the rezoning to Special Residential.

Rezoning proposals in remnant vegetation must be accompanied by a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and the Shire.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop Showroom Office Fast Food Outlet Restaurant Medical Centre Consulting Rooms Civic Use Community Purpose	Warehouse Motor Vehicle Sales Group Dwelling Multiple Dwelling Single House Home Occupation Home Office Residential Building Child Care Premises Industry – Cottage Motor Vehicle Repair Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

### Considerations

Development is to have regard to the 'Waroona Town Centre Strategy'.

All development is to face and interact with road frontages in the town centre, in particular South Western Highway and Fouracre Street.

Adequate on-site parking is to be provided for new developments.

The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.

New developments to create pedestrian friendly environments, including the provision of awnings and maximum use of glazing to street frontages.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m<sup>2</sup> per dwelling (R30).

Mixed Use		
Objective	To provide for a mix of residential and compatible service industries, including opportunities for live/work lots.	
Uses	Primary	Discretionary
	Single House Office Industry – Cottage Warehouse Showroom Home Occupation Home Office	Hotel/Motel Industry – Service
Lot sizes	Minimum lot size of 1,000m <sup>2</sup> .	
Setbacks	Road	Side/Rear
	6 metres	1.5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Light Industry		
Objective	To transition the existing industrial areas surrounding the Waroona townsite to light and service industries that have an improved visual amenity and are compatible with neighbouring residential uses.	
Uses	Primary	Discretionary
	Industry – Light Industry – Service Industry – Rural Warehouse Showroom Office	Motor Vehicle Repair Caretaker's Dwelling
Lot sizes	Minimum lot size of 1,000m <sup>2</sup> .	
Setbacks	Road	Side/Rear
	15 metres	5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Rural Smallholdings		
Objective	To consolidate the existing lots west of Waroona and Hamel that offer hobby farming and lifestyle opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery
Lot sizes	Minimum lot size of 2 hectares shall apply to the lots west of the Waroona and Hamel townsites.  Minimum lot size of 1 hectare shall apply to the lots fronting the eastern side of South Western Highway north of Waroona.	
Setbacks	Road	Side/Rear
	20 metres  or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

### Considerations

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Reticulated water supply is to be provided for any 1 ha lots fronting the eastern side of South Western Highway north of Waroona.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Public Purpose		
Objective	To provide land for a variety of community and civic uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Single House Group Dwelling Home Occupation Home Office Residential Building Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	
<u>Considerations</u> Existing residential uses on Public Purpose land shall be permitted to continue. New residential uses only to be permitted where ancillary to public purpose or it is determined that the site will not be required for a public purpose in the future.  A high standard of landscaping will be expected on new public purpose developments.		

Future Residential	
Objective	To provide for the long term expansion of the Waroona townsite with a variety of lot sizes consistent with the rural character of the existing town.
Uses	Subject to an Outline Development Plan for the area.
Lot sizes	Subject to an Outline Development Plan for the area.
Setbacks	As per the Residential Design Codes.
<p><u>Considerations</u></p> <p>Future development will be consistent with a detailed outline development plan to be adopted by the Shire and the WAPC.</p> <p>Rezoning, subdivision and development will not be supported until such time as the outline development plan has been adopted and other townsite development areas that are already zoned 'Residential' have been suitably developed.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p>	

## 16.6 Scarp & Darling Range

This precinct includes the scarp and Darling Range east of Waroona. The land has opportunities for grazing, perennial horticulture, tourism and rural residential lots.

The majority of the Precinct is State Forest, National Park and Conservation Reserve. However, there are also areas of Rural Residential, Hills Landscape Protection, Priority Agriculture and General Agriculture.

Rural Residential		
Objective	To provide areas that will offer lifestyle blocks in close proximity to the Waroona townsite, with good amenity and in locations where environmental impacts can be minimised	
Uses	Primary	Discretionary
	Single House	Wayside Stall
	Home Occupation	Stables
	Home Office	Rural Pursuit Home Business
Lot sizes	Minimum lot size of 4 hectares.	
Setbacks	Road	Side/Rear
	40 metres	20 metres
	or within a building envelope indicated on an adopted Subdivision Guide Plan.	

### Considerations

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Proponents must demonstrate that acceptable protection can be offered to future residents from the bushfire hazard. Rezoning to be accompanied by a risk assessment and a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and Council.

Remnant vegetation is to be retained on all sites with the exception of for roads, access, within defined building envelopes and for the purposes of bushfire protection.

A subdivision guide plan is to be prepared and adopted by the Shire at the time of rezoning. As a minimum the plan is to detail the lot configuration and define building envelopes.

Rural pursuits and stables will only be considered where there is no native vegetation.

The Shire will put a high priority on the protection of the visual amenity from the coastal plain and Lake Moyanup.

Tourist Accommodation may be considered on appropriate sites within this area, subject to a rezoning addressing all of the relevant considerations.

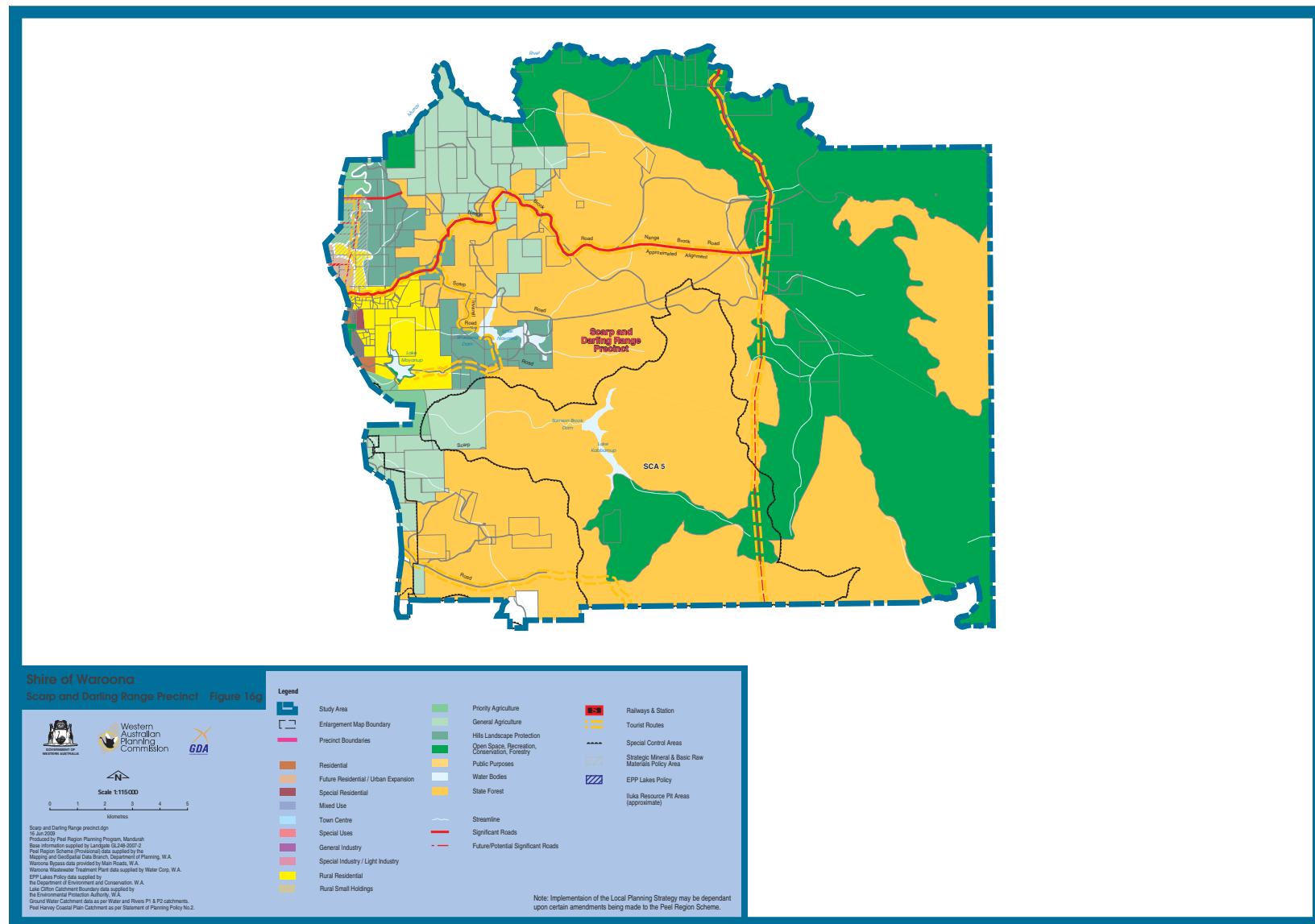


Considerations continued

Rezoning should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics.
- access.
- on-site effluent disposal.
- protection of watercourses and revegetation of riverine areas.
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape.
- stormwater disposal using water sensitive design measures.

Figure 16g – Scarp & Darling Range Precinct



Hills Landscape Protection		
Objective	To provide for opportunities for small-scale agriculture and tourism accommodation whilst providing landscape protection.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Rural Pursuit	Agriculture – Intensive Agriculture - Extensive Wayside Stall Stables Chalets Bed and Breakfast Farm Stay Accommodation Winery/Cellar Door Sales Nursery Farm worker's Accom. Industry – Extractive
Lot sizes	Minimum lot size of 10 hectares.	
Setbacks	Road	Side/Rear
	40 metres	20 metres

### Considerations

Proponents must demonstrate that acceptable protection can be offered to future residents from the bushfire hazard. Development applications and/or subdivisions to be accompanied by a risk assessment and a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and the Shire.

Appropriate buffers are to be determined to separate agricultural uses from sensitive land uses such as dwellings.

The Shire will put a high priority on the protection of the visual amenity from the coastal plain.

Unless subject to a specific scheme amendment, tourist accommodation shall not exceed a density of one unit per hectare.

Applications for discretionary uses should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics.
- access.
- on-site effluent disposal.
- protection of watercourses and revegetation of riverine areas.
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Agricultural operations within this area should generally only be in areas that have been predominately cleared of vegetation.

General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Plantation Agroforestry Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker's Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

### Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

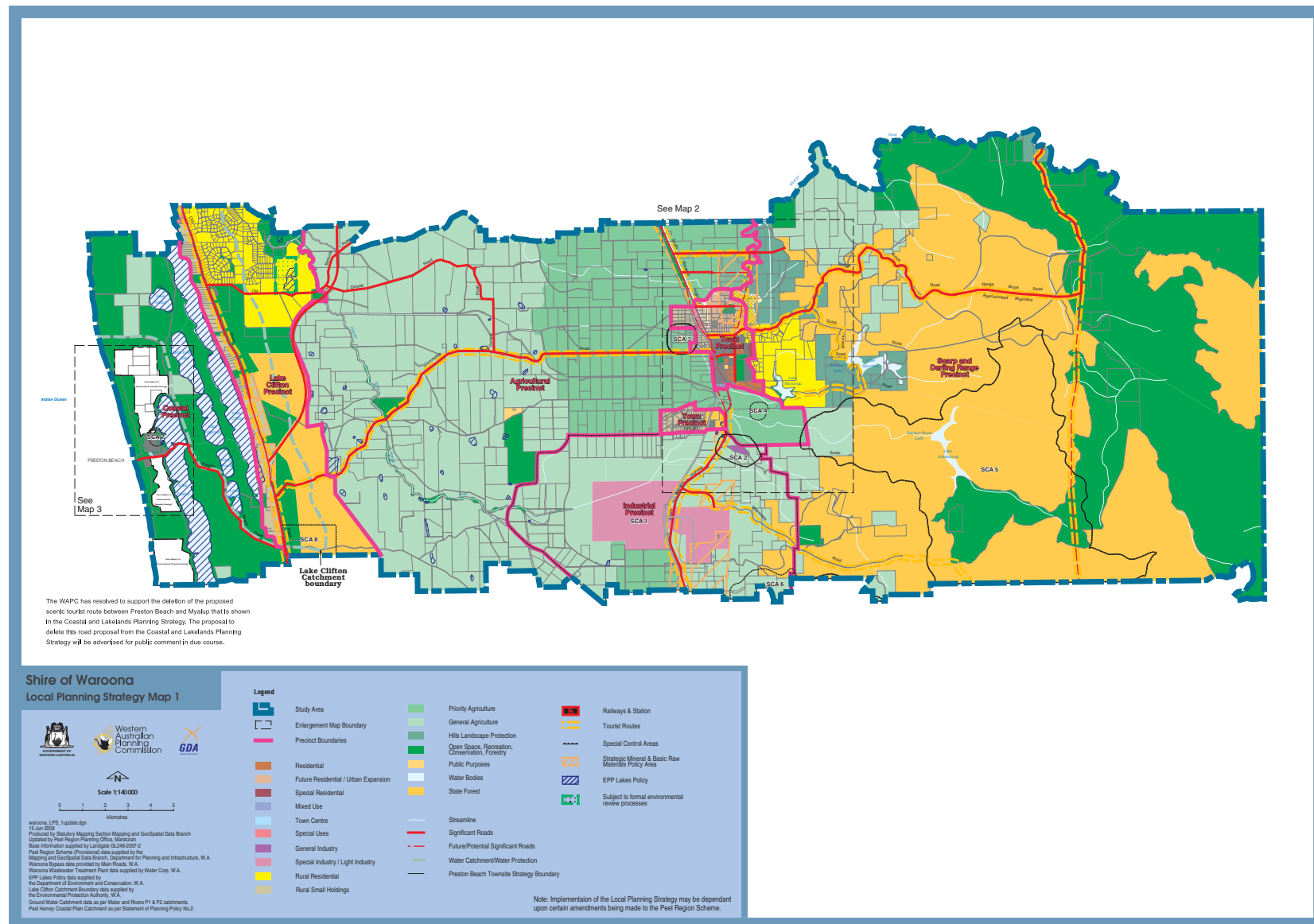
Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

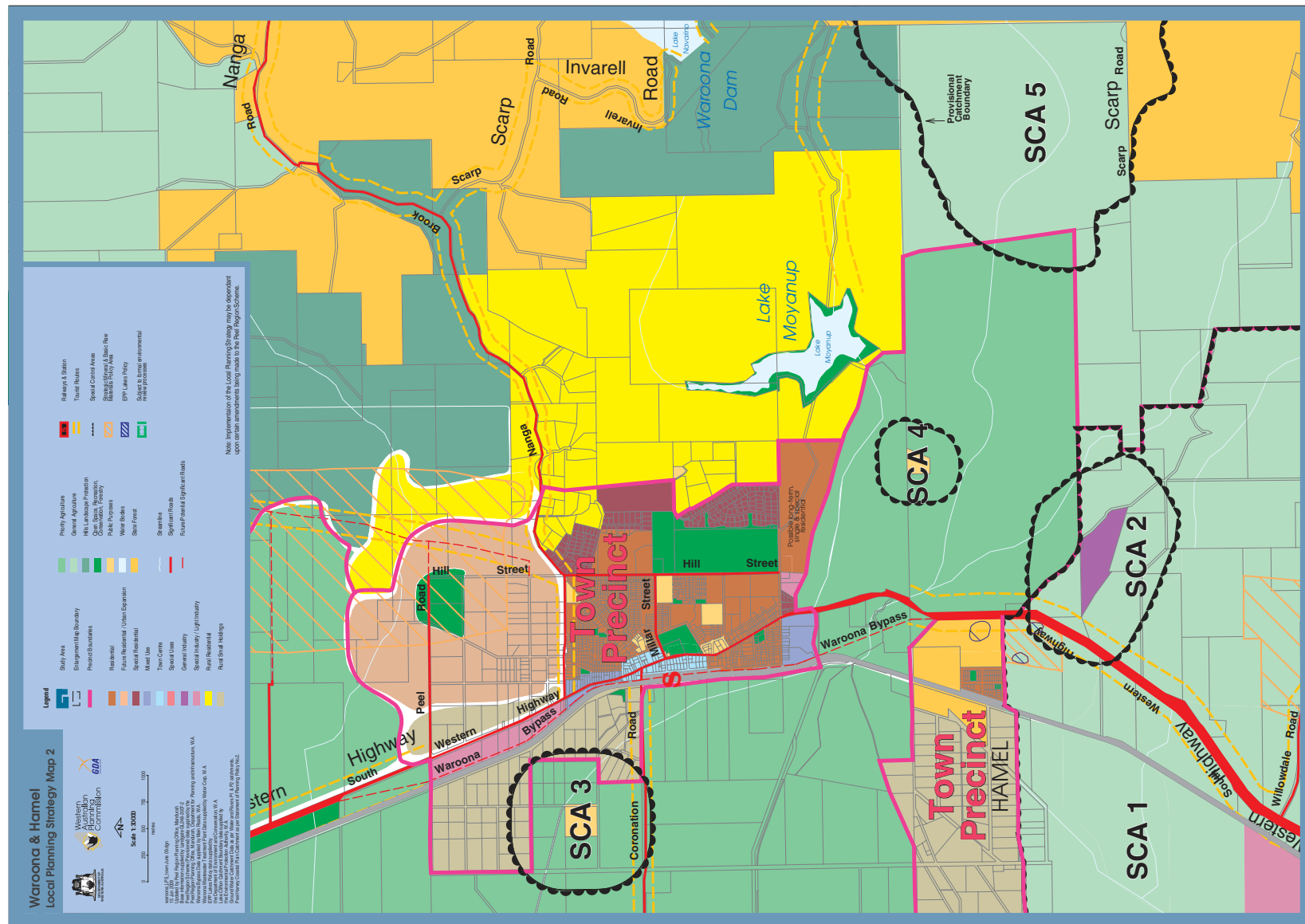
Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural activity.

Ecologically viable areas of priority vegetation are to be considered for protection.

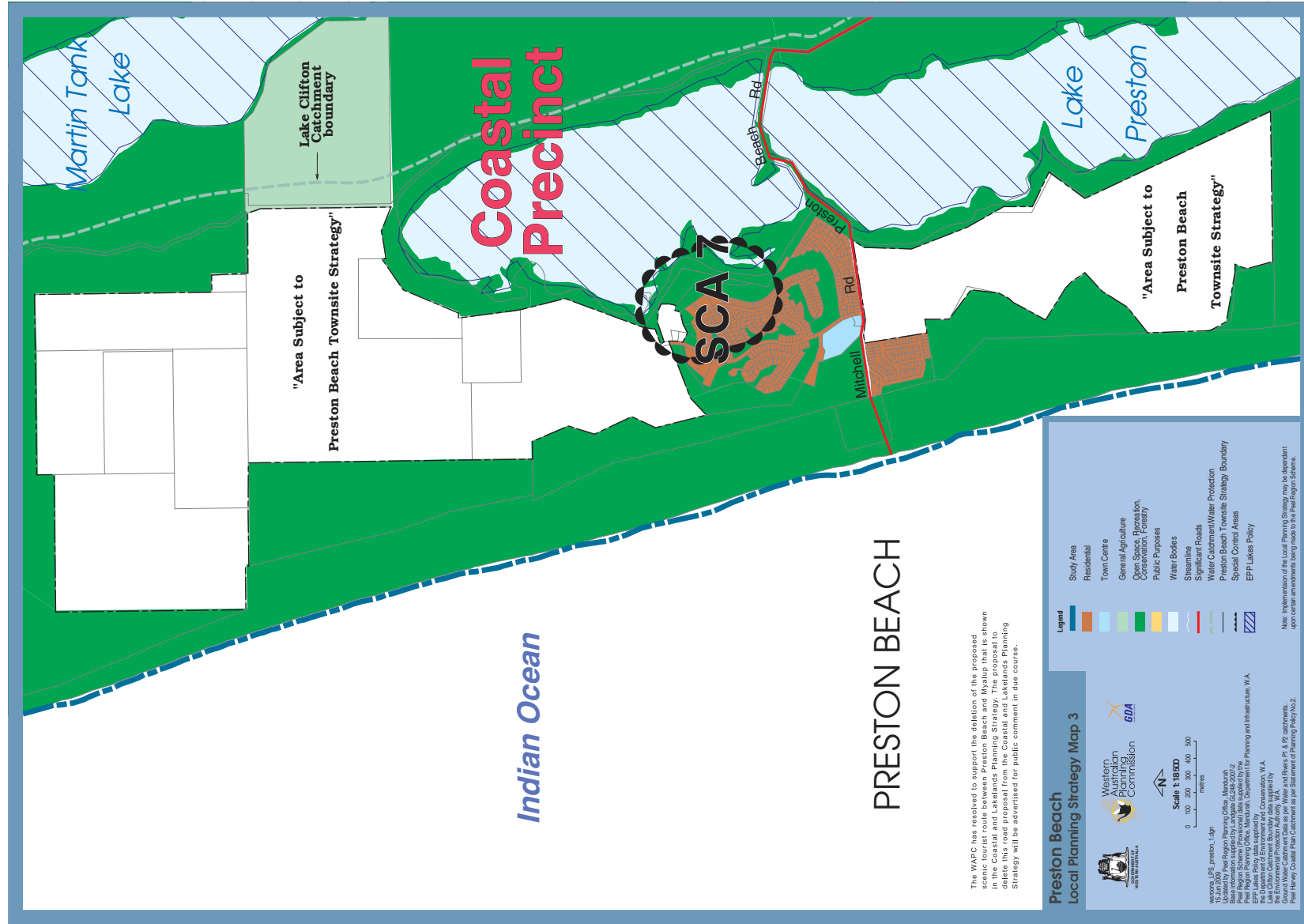
# Appendix 1 – Strategy Map 1



## Appendix 2 – Strategy Map 2 – Waroona & Hamel



### Appendix 3 – Strategy Map 3 – Preston Beach



## ADVERTISING

The Shire of Waroona Local Planning Strategy is certified for advertising on 11<sup>th</sup> day of July 2007.

Signed for and on behalf of the Western Australian Planning Commission

\_\_\_\_\_  
*an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:*

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

## ADOPTED

The Shire of Waroona hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 4<sup>th</sup> day of June 2008.

\_\_\_\_\_  
SHIRE PRESIDENT

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Date: \_\_\_\_\_

## ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the 24<sup>th</sup> day of March 2009.

\_\_\_\_\_  
*an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:*

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_