

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 Home Occupation Home Office	Wayside Stall Stables 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.

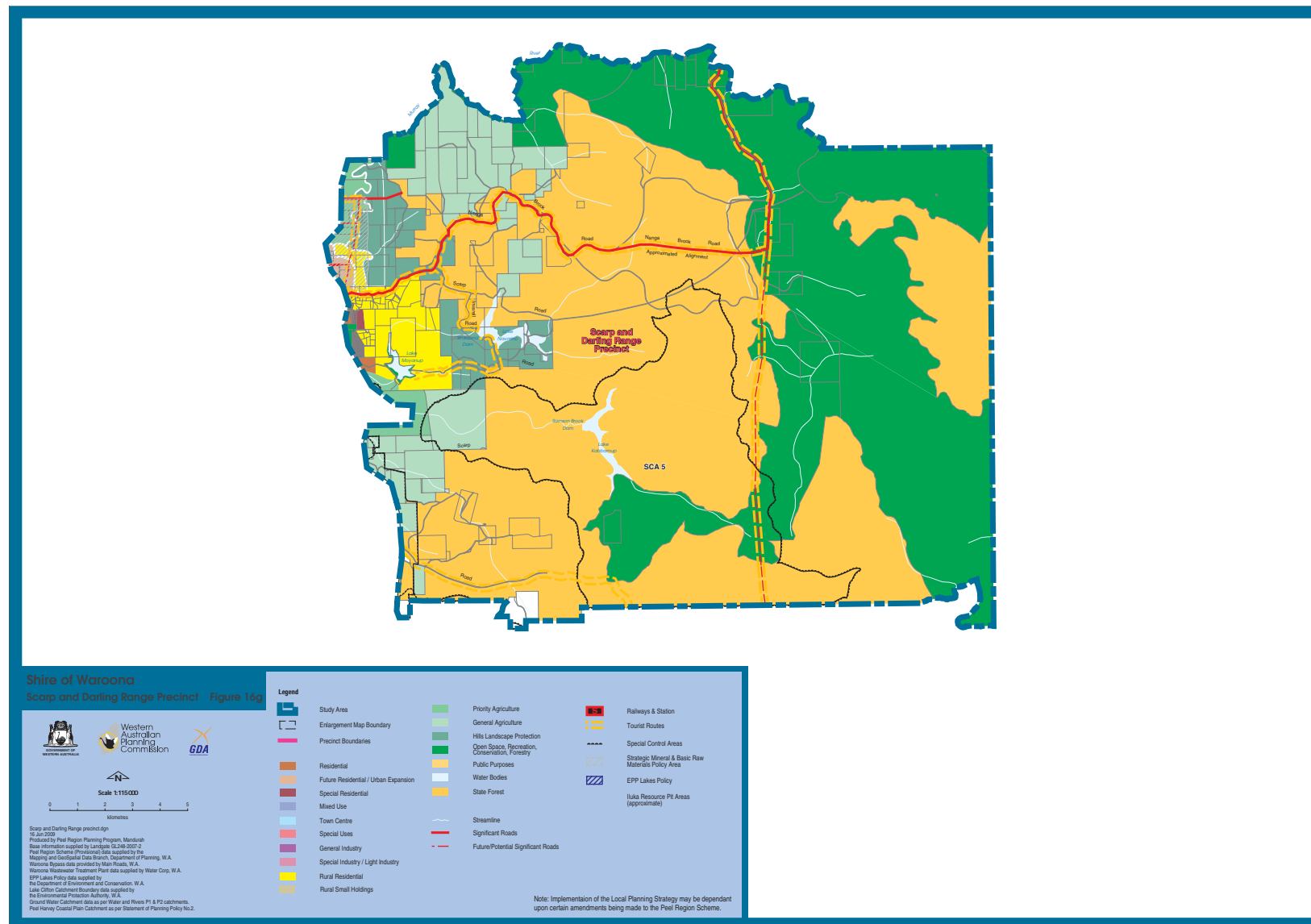
Tourist Accommodation may be considered on appropriate sites within this area, subject to a rezoning addressing all of the relevant considerations.

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.