
PP008 – Local Planning Policy 8 – Waroona East Hills Development

1. Intention

To:

1. Provide developers and landowners with guidance in relation to design and location of subdivision and development within the Policy Area.
2. Preserve the amenity derived from the scenic value of the Darling Scarp.
3. Maintain the integrity of landscapes within the Policy Area.
4. Protect and enhance the landscape, scenic and amenity values through control over design, building materials and siting of development.
5. Maintain the integrity of landscapes in the line of sight view corridor of the coastal plain.
6. Indicate preferred future road connections to be incorporated into structure plans and implemented at subdivision stage in the Policy Area.
7. Ensure bushfire protection is maintained to a high standard for future development.
8. Maintain appropriate separation between future development and extractive industry operations.
9. Protect water quality and reduce the amount of nutrients entering waterways.

2. Scope

This policy applies to the Town and Scarp and Darling range precincts of the Local Planning Strategy as identified in Figure 1.

3. Statement

The following shall apply to all lots within the Policy Area.

1. Road connections are to be generally in accordance with Figure 2;
2. No building shall be positioned so as to be above the skyline of the Darling Scarp as viewed from public areas, as illustrated in Figure 3;
3. In order to retain the existing topography and amenity of the Policy area, no building shall be positioned on land with a slope greater than 1 in 4 unless it can be demonstrated that the building will not compromise the natural topography of the site and suitable vehicle access can be provided;
4. No galvanized iron, Zinalume or white Colorbond may be used as exterior roofing or cladding material;
5. To retain the rural landscape value, owners will retain, as far as practical, existing vegetation;
6. No earthworks shall modify the natural ground level by more than 1m, except where it can be demonstrated that any potential detrimental visual impact on the amenity of the Darling Scarp;

7. Where earthworks of 1m above the natural ground level are required, the retaining of such earthworks is to be integrated into the natural landscape through the use of (but not limited to) rock pitching, vegetation screening, earth batters and / or their combined use;
8. Driveways to be located so as to minimize their impact on the visual amenity of the scarp as viewed from the coastal plain. Supplementary vegetation screening may be required to reduce visual impact.

4. Figures

1. Policy area map.
2. Road connections map.
3. Skyline diagram.

5. Appendices

1. Policy Reference Document

6. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

7. Review

This policy is to be reviewed every 5 years.

8. Associated Documents

Nil.

Division		Planning			
Policy Number		PP008			
Contact Officer		Manager Planning			
Related Legislation		Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015			
Related Shire Documents		Nil			
Risk Rating	Medium	Review Frequency	Every 5 years	Next Review	2024
Date Adopted		26/03/2019		OCM19/03/017	

Amendments		
Date	Details of Amendment	Reference
22/06/2021	Updated as part of major review and reformatted.	OCM21/06/071
Previous Policies		
PR013 – Waroona East Hills Development		