



## **LOCAL PLANNING POLICY #8 – WAROONA EAST HILLS DEVELOPMENT**

### **Related Management Practice**

No

### **Relevant Delegation**

Yes

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### **POLICY INTENTION:**

1. To provide developers and landowners with guidance in relation to design and location of subdivision and development within the Policy Area.
2. To preserve the amenity derived from the scenic value of the Darling Scarp.
3. To maintain the integrity of landscapes within the Policy Area.
4. To protect and enhance the landscape, scenic and amenity values through control over design, building materials and siting of development.
5. To 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.

### **POLICY:**

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

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;

### **Figures**

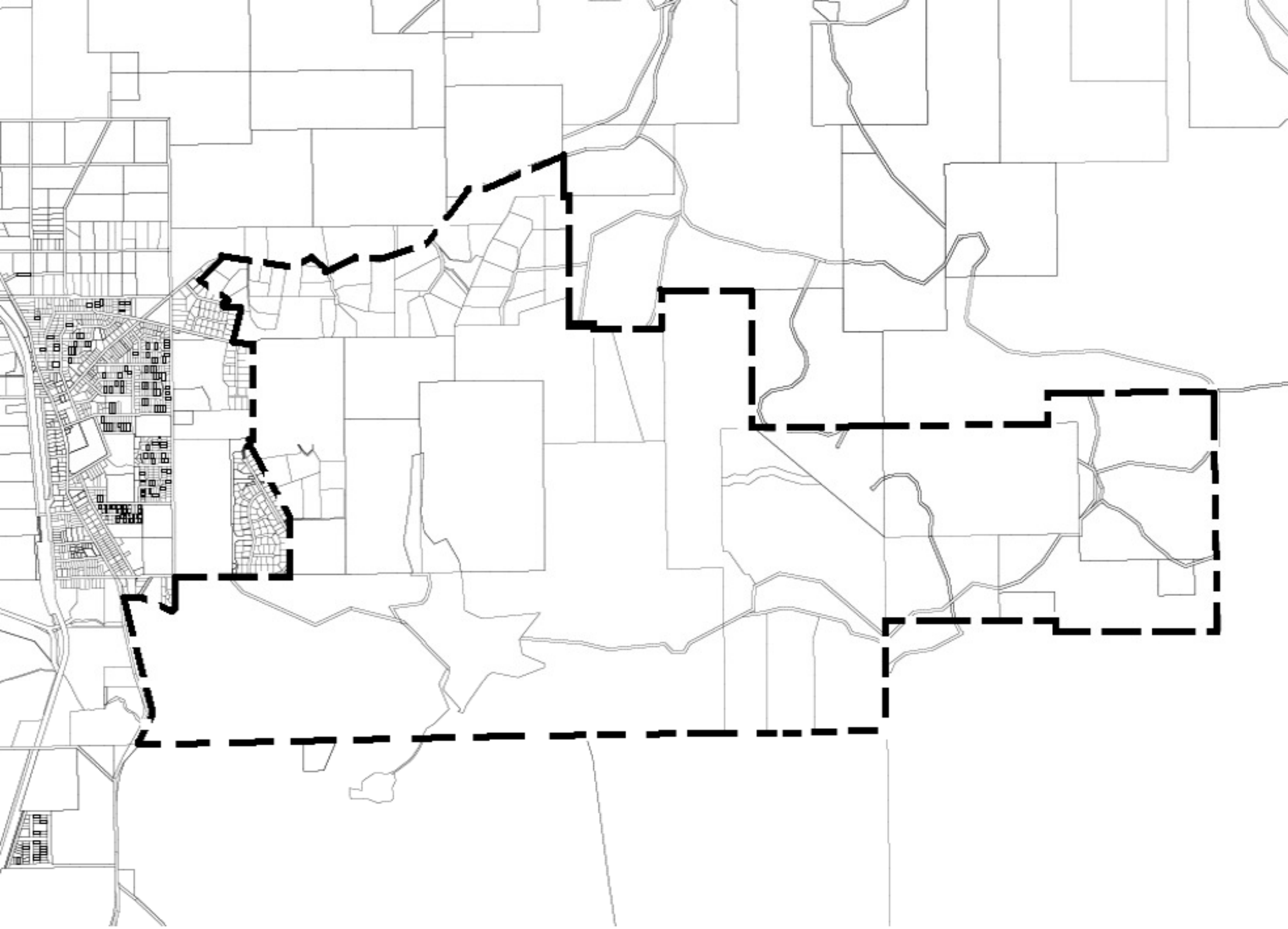
1. Policy area map.
2. Road connections map.
3. Skyline diagram.

### **Appendices**

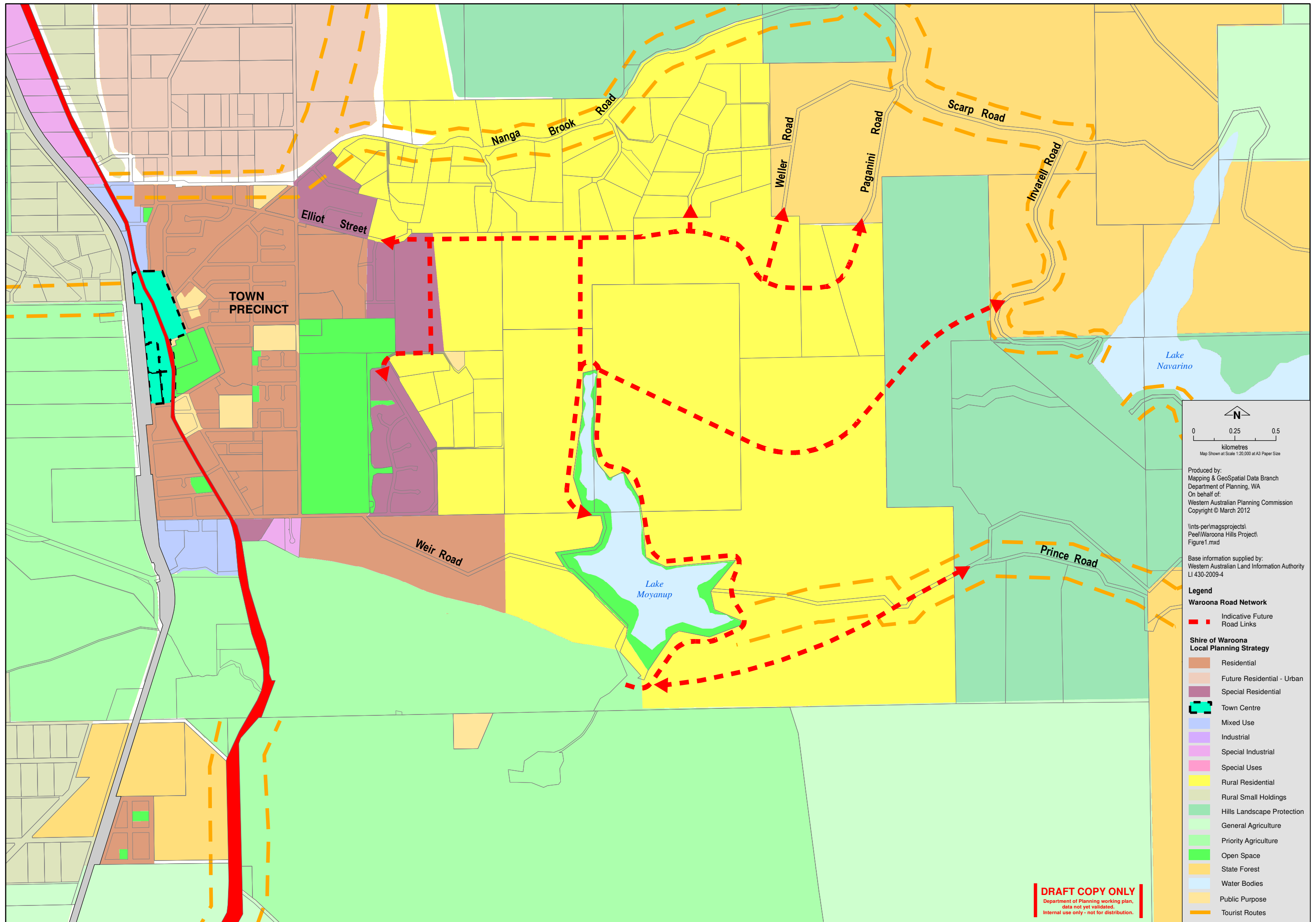
1. Policy Reference Document.

#### **Policy Administration**

Responsible Directorate/Division:	Strategic Development
Contact Officer Position:	Senior Town Planner
Relevant Legislation:	Planning & Development (Local Planning Schemes) Regulations 2015
Other Relevant Documents:	
Date Adopted:	26/3/2013
Reviews/Amendments:	20/12/2016



**FIGURE 2 - ROAD NETWORK CONNECTIONS**



0 0.25 0.5  
kilometres  
Map Shown at Scale 1:20,000 at A3 Paper Size

Produced by:  
Mapping & GeoSpatial Data Branch  
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On behalf of:  
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Peel\Waroona Hills Project\  
Figure1.mxd

Base information supplied by:  
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LI 430-2009-4

- Legend**
- Waroona Road Network**
- - - Indicative Future Road Links
- Shire of Waroona Local Planning Strategy**
- Residential
  - Future Residential - Urban
  - Special Residential
  - Town Centre
  - Mixed Use
  - Industrial
  - Special Industrial
  - Special Uses
  - Rural Residential
  - Rural Small Holdings
  - Hills Landscape Protection
  - General Agriculture
  - Priority Agriculture
  - Open Space
  - State Forest
  - Water Bodies
  - Public Purpose
  - Tourist Routes

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Department of Planning working plan,  
data not yet validated.  
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Figure 3

