

**Objectives:** Place

**Outcome:** 2.1 - A diverse, well planned built environment.

**Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

## Purpose

1. To protect and enhance the landscape characteristics of the Darling Scarp; and
2. To preserve the visual amenity of the Darling Scarp from the coastal plain.

## Definitions

**Seen area** – The area that is visible from a public place as outlined in Figure 1 and 2.

Figure 1

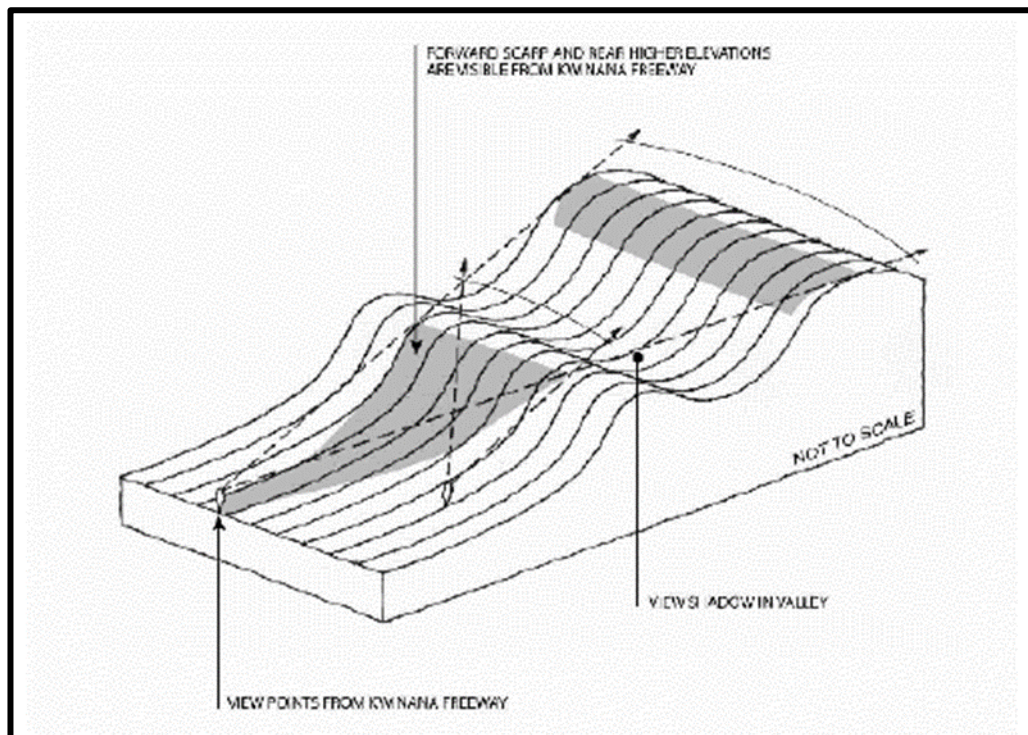
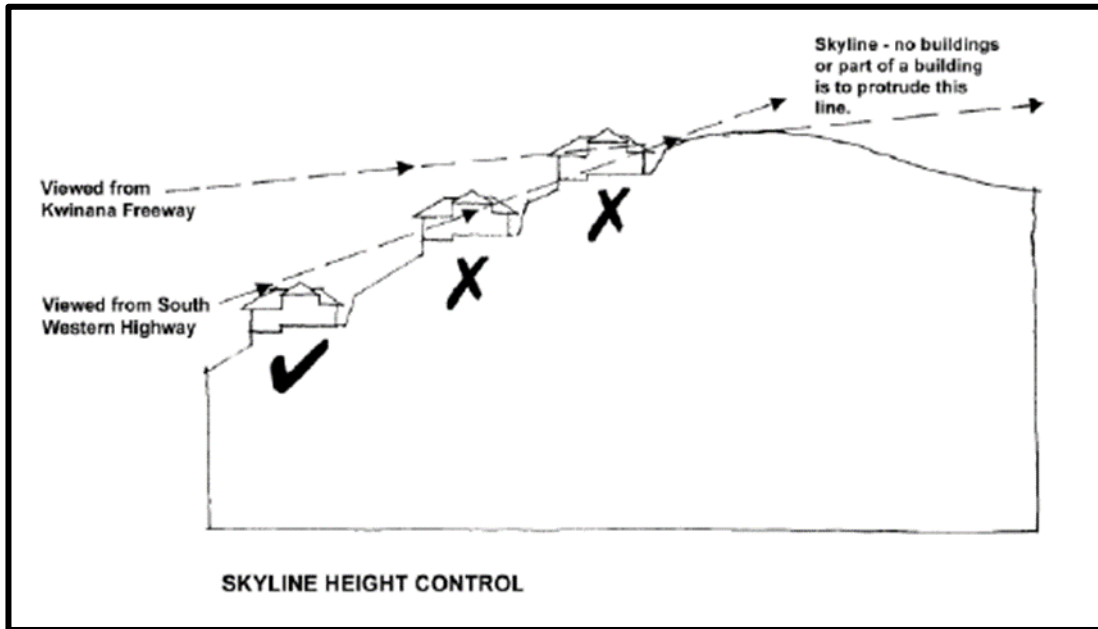




Figure 2



### Background

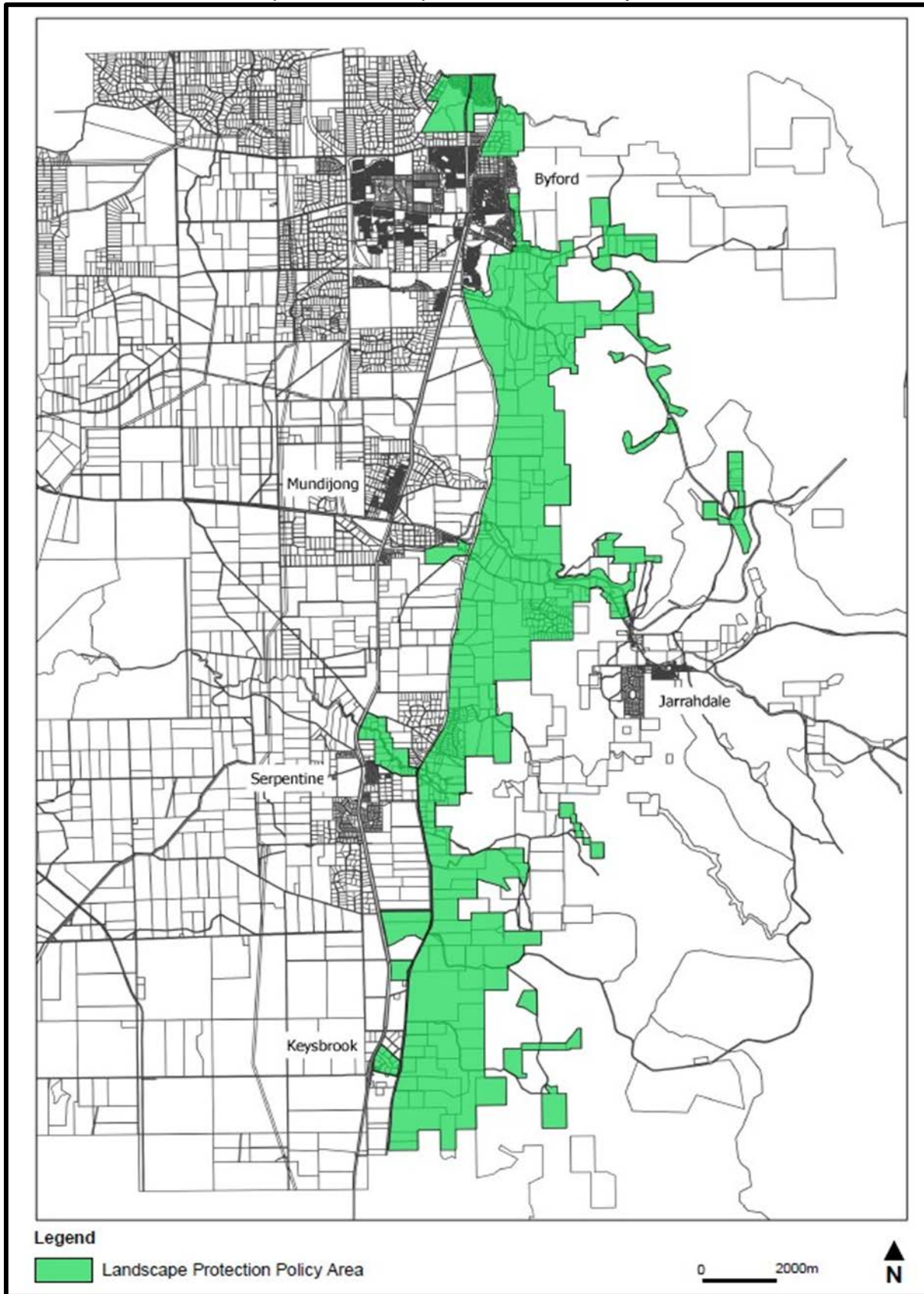
1. Local Planning Policy 4.3: Landscape Protection provides for the continued use and development of land but ensures a high standard of visual appearance consistent with the local landscape qualities.
2. To protect the landscape quality of the Darling Scarp, Council may impose conditions relating to design, landscaping and screening, siting and construction of buildings and works.

### Policy

The policy applies to the area depicted in Map 1.



Map 1 - Landscape Protection Policy Area





### 1. Development Considerations

1.1 The following matters will be considered when assessing a development application within the Landscape Protection Area:

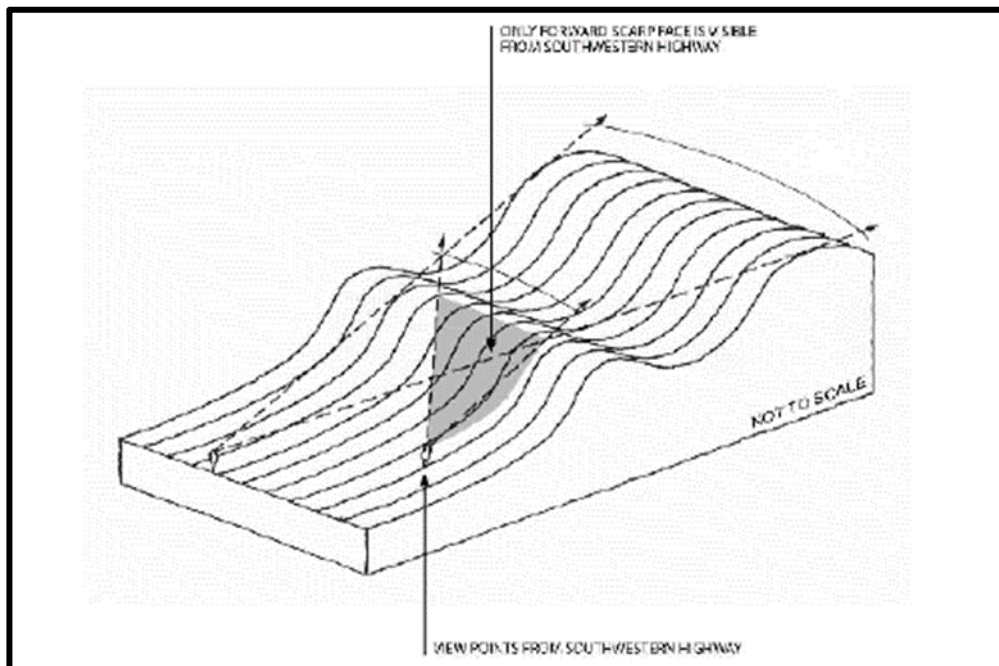
- i. The 'seen area' of the development from the coastal plain, major roads and tourist routes, and major recreation areas;
- ii. The visual intrusiveness of the development within the 'seen area';
- iii. The colour schemes and materials of the proposed development; and
- iv. The preservation and enhancement of the natural features and vegetation of the area.

### 2. Development and Subdivision Guidelines

2.1 Development in the policy area should not occur:

- i. On ridge lines or spurs, bluffs or knolls, escarpments, hill tops or visually exposed areas. Buildings are to be located below the skyline (see Figure 3).
- ii. In areas having a generalised slope greater than 25 percent.
- iii. Subdivision of land within the policy area will not generally be supported where it is likely to result in an undesirable density of development visible from the South Western Highway or the coastal plain.

Figure 3



### 3. General

3.1 Driveways and private roads are to be tree lined in order to remove the prominence of the works and to screen the passage of motor vehicles.

### 4. Building appearance

4.1 Buildings on land steeper than 1 in 7 should be of split level or pier construction to



minimise the amount of cut and fill.

- 4.2 Measures must be taken to mitigate the reflectivity of building materials or glazing for development within the “seen area” as defined in Figure 2. Such measures may include landscaping, colour schemes that blend with the surrounding environment, roof pitch

5. Rezoning and Subdivision Guidelines

5. Rezoning of land and the subdivision of land within the policy area will not generally be supported where it is likely to result in an undesirable density of development visible from the South Western Highway or the coastal plain.

## References

<b>Name of Policy</b>	Local Planning Policy 4.3: Landscape Protection Area Policy
<b>Date of Adoption and Resolution Number</b>	Local Planning Policy 08: Landscape Protection Area Policy
<b>Review dates and Resolution Numbers</b>	23 July 2018 - OCM063/07/18
<b>Next review date</b>	
<b>Related documents</b>	<p><b>Acts/Regulations</b>  <i>Local Government Act 1995</i>  <i>Planning and Development Act 2005</i>  <i>Planning and Development (Local Planning Schemes) Regulations</i></p> <p><b>Plans/Strategies</b>            Strategic Community Plan 2017 - 2027</p> <p><b>Policies</b></p> <p><b>Delegations</b>            11.1.1</p> <p><b>Work Procedures</b></p>

Note: changes to references may be made without the need to take the Policy to Council for review.