

Protecting Visual Character

Draft Local Planning Scheme No.2



What is it?

All of the seen elements including both natural and cultural items which in combination, create a defined character. Within the AMR Shire, landscape is usually characterised as being 'natural' or 'rural'.

Natural Landscape Significance – Areas of remnant vegetation that exhibit natural characteristics. Development in these areas should be largely in-evident and retain the natural aesthetic.

Rural Landscape Significance – Agricultural areas are characterised by open space, intermittent buildings, dams, vines and stock. Planning rules will require larger setbacks, avoid ridgelines and ensure buildings are grouped together to maintain the open feel of the landscape.

Natural Landscape Significance

Rural Landscape Significance



Our current approach is.....

The Shire is broken up into 'Landscape Character Units' being either 'A' 'B' or 'C' with A being of most significance. These classifications describe the extent to which development should be visible in the landscape, and a routine response is the use of non-reflective materials to avoid specular glare.

What is changing?

The draft Scheme is designed to both maintain and improve the existing rules that protect the natural and rural character of the Shire. The rules will more clearly define how development should be approached within each of the respective character areas, and sensitive 'sites' will be included, as discussed further overleaf.

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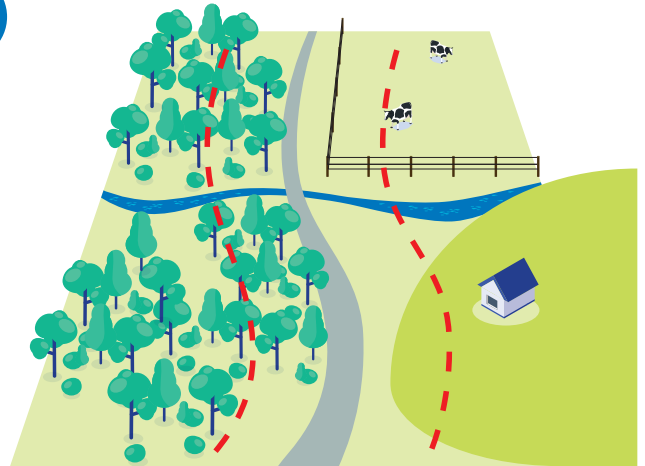
How will the Scheme achieve this?

By setting out requirements which apply to the corridors, areas and sites identified by the Local Planning Strategy.

The rules will allow planners to request a visual impact assessment in support of some proposals, and will allow conditions to be imposed requiring the use of muted colours and finishes on building where necessary.

1. Corridors – The area that can be seen from transport routes, including key road ways (such as Caves Road, Bussell Highway, Brockman Highway and other connecting roads) as well as the Wadandi and Cape to Cape tracks. The Scheme will require development to be screened from view in areas of natural significance or significantly setback in areas of rural significance.

1



2. Areas – These include the major landforms, such as the Leeuwin Naturaliste Ridge, as well as areas identified in the 1991 Rural Strategy as being of important landscape value. The scheme will require that development be located on lower contours, avoid 'skylining' and use muted colours. Vegetated backdrops may be required to be planted where they will lessen visual impact.

2



3. Sites – Specific properties identified that are or will be subject to pressure for development into the future and are located in visually prominent locations, traversed by high traffic volume roads. The scheme will require that development be designed to minimise visual disruption by employing controls such as screen landscaping, setbacks, appropriate scale and low intensity of land uses.

3



In many cases planning approval will be required for development in visual management areas to ensure the visual qualities are maintained.