

Design Guidelines – Mount Scott (Brede Street)

Local Planning Policy

VERSION 2

January 2015

town planning services

Version	Adoption	Comment
1	24 July 2007 Council Item DS014	Final – Readopted under the new City of Greater Geraldton.
2	23 February 2016 Council Item DRS245	Draft.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 (‘the Scheme’). It may be cited as the *Design Guidelines – Mount Scott (Brede Street) local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

The former City of Greater Geraldton Town Planning Scheme No. 3 (Geraldton) identified a number of ‘*Urban Precincts*’ whose particular circumstances required more focused management and control. This policy applies to a portion of the area previously referred to as *Precinct E – Special Design* as shown in Map 1.

The Precinct area forms the back-drop to the Geraldton city centre and is of significant landscape value. The undulating landform (Mount Scott) provides interest and attractive streetscapes have resulted. The area is visually prominent from other parts of the city centre and development needs to be well designed to preserve the visual amenity of both vistas from the ridge over the city and views of the ridge from the city.

This policy provides local housing objectives and should be read in conjunction with the R-Codes.

3.0 OBJECTIVES

- a) To preserve to the greatest extent possible, the integrity and landscape value of the western dune face as the setting for the city’s principal area of civic and cultural activity.
- b) To ensure that the siting and bulk of buildings is generally consistent with and reflect the natural slope and contours of the dune face.
- c) To ensure retaining walls and areas resulting from earthworks do not diminish the integrity and landscape values of the dune face.
- d) To ensure external finishes of buildings are compatible with the setting and landscape values of the dune face.
- e) To require adequate landscaping to augment any remnant natural vegetation and reflect the landscape values of the dune face.

4.0 POLICY MEASURES

4.1 Site Works and Retaining Walls

- 4.1.1 The natural ground levels of the precinct should be preserved as far as is practicable.
- 4.1.2 New development should respond to and be sympathetic with, the natural levels and must not dominate the ridge-line.
- 4.1.3 Large retaining walls extending the full length and/or width of lots are not considered appropriate.
- 4.1.4 Any fill required to elevate a dwelling floor level should be integral to the dwelling itself and take the form of retaining beneath the verandah, deck or wall of the dwelling.
- 4.1.5 Floor levels of buildings should respond to the natural grade and this may be achieved by stepping the floor levels of buildings to match the slope.

4.2 Building Materials

- 4.2.1 Details of external finishes must accompany any development application and a wide range of materials may be considered, however highly reflective building materials are discouraged.
- 4.2.2 Large expanses of unbroken and monolithic surfaces should be avoided.
- 4.2.3 Although a colour scheme is not specified, colours should generally be sympathetic with the natural landscape.

4.3 Landscaping

- 4.3.1 Landscaping details should accompany any development application and may be requested as a condition of subdivision approval.
- 4.3.2 Landscaping should augment any remnant natural vegetation and reflect the landscape values of the ridge.
- 4.3.3 Management of existing trees through judicious pruning to preserve views is encouraged in preference to the removal of trees.



Map 1 – Mount Scott (Brede Street) policy area