



## Local Planning Policy – 2.4 – Centre zone

### 1. Citation

This Local Planning Policy is prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### 2. Introduction

Local Planning Policies are to assist the Shire in making decisions under the Shire of Ashburton Local Planning Scheme No. 8 ('Scheme'). The scheme prevails should there be any conflict between this Policy and the Scheme. The objective of the Centre zone is stated as follows:

- To designate land for future development as a town centre or activity centre.

This policy seeks to guide subdivision and development within the zone to ensure that Local Planning Scheme 8 zone objectives are achieved. These objectives are, to designate land for future development as a town centre or activity centre.

This Policy is intended to:

- Establish site requirements, development standards and planning requirements and considerations for all development within the Centre zone; and
- To identify the circumstances where Council will consider variations to the site requirements and development standards outlined in this policy.

### 3. Objectives

1. To encourage a high standard of development that incorporates design responses to Pilbara conditions.
2. Maintain visually attractive, interesting and welcoming streetscapes at all times.
3. To protect the amenity of adjoining sensitive land-uses.
4. To ensure a consistent approach to assessing application for development within the Centre.

### 4. Application

This Policy applies to all new non-residential development on land zoned "Centre" under Local Planning Scheme 8.



This policy applies to consideration of subdivision applications referred to the Shire by the WAPC.

A development application is required for development in the Tourism zone in the following circumstances:

1. all development; and
2. all discretionary land uses on land zoned Centre.

#### 4.1 Exemptions

Notwithstanding 4. above Development Approval is not required for the following:

- a) Internal building works that does not materially affect the external appearance of the building; and
- b) Maintenance and repair works.

### 5. Policy Provisions

#### 5.1 Staging and/or interim development

5.1.1 A Local Development Plan may be required to ensure the orderly and proper development of interim or staged development of vacant land or to support subdivision. A Local Development Plan shall be prepared and approved by the Local government and shall address the following elements:

- a. indicative building footprints;
- b. orientation of buildings;
- c. building design requirements;
- d. potential landmark design elements;
- e. signage locations;
- f. access points to the site;
- g. servicing areas and servicing access;
- h. carparking and access and pedestrian access;
- i. landscaping areas; and
- j. interface treatments with adjoining sites and the public realm.



## 5.2 Lot sizes, setbacks/height and site coverage

5.2.1 Lot sizes shall be in accordance with an approved local structure plan or Local Development Plan.

5.2.2 Notwithstanding clause 5.2.1 above, the local government may recommend approval for a subdivision where it is satisfied that:

- (i) subdivision is of a limited scale and will not unduly prejudice the orderly and proper development of the locality;
- (ii) the subdivision design is comprehensive and provides a logical road network and provides appropriate levels of servicing; and
- (iii) the proposed lots have a clearly demonstrated practical utility for commercial development.

5.2.3 Nil setbacks shall apply to all boundaries unless a lot adjoins residential development. In these instances, lot boundary setbacks are to be in accordance with the R Codes of the adjoining residential land, unless it can be demonstrated that a lesser setback will not result in adverse amenity impacts.

5.2.4 A maximum building height shall be 12m, unless a lot adjoins residential development. In these instances, building heights shall be in accordance with the R Codes of the adjoining residential land, unless it can be demonstrated that a higher building height will not result in adverse amenity impacts.

5.2.5 Maximum site coverage shall be 70%.

## 5.3 Landscaping and pedestrian environment

5.3.1 A minimum of 10% of the site is to be set aside for landscaping for all non-residential development.

5.3.2 The provision of soft landscaping, rest areas and shade trees to parking areas is to be incorporated within landscaped areas to provide visual amenity and shade relief.

## 5.4 Fencing

5.4.1 Fencing forward of the primary street building line shall be visually permeable as defined by the Residential Design Codes.

## 5.5 Corner sites

5.5.1 Buildings are to include architectural features that address both streets. These features can include entry statements, glazing, articulation of walls and roof design.



### 5.6 Pedestrian access and building entrances

- 5.6.1 Facades shall include awnings over pedestrian routes/main entrances to provide weather protection.
- 5.6.2 Building entrances to have clear pedestrian access via a pedestrian path network.

### 5.7 Visual privacy

- 5.7.1 Openings to an office, kitchen or meeting room abutting residential land shall comply with the visual privacy requirements of the Residential Design Codes.

### 5.8 Amenity considerations

- 5.8.1 The location of outdoor gathering spaces such as alfresco dining or similar, utilities areas or servicing equipment such as conditioning units, shall be located to maximise separation and or designed to minimize adverse amenity impacts on adjoining noise sensitive land uses.

### 5.9 Loading, unloading and service vehicle parking

- 5.9.1 Loading/unloading areas to be located either inside buildings or to side/rear of the premises, separate and screened from any publicly accessible areas.

### 5.10 Outbuildings and other structures

- 5.10.1 All structures including but not limited to plant rooms, service areas, garages, collection areas and bin enclosures shall be located at the side or rear of buildings and screened from the street.

### 5.11 Storage

- 5.11.1 All open-air storage areas shall be located behind the front setback area and screened from public view by fencing, walls, or landscaping.

### 5.12 Carparking

- 5.12.1 Carparking bays shall be in accordance with requirements of the relevant Local Planning Policy and Local Planning Scheme 8.
- 5.12.2 Carparking areas shall include shade structures for at least 50% of new carparking bays.

### 5.13. Building facades and materials

- 5.13.1 All building facades shall be in accordance with the following development requirements:
- a) Entrances to be clearly identifiable;
  - b) Elevations that front a primary street or a main pedestrian area include the following:



- a. Minimum façade height of 3.6m;
  - b. Architectural features including;
    - i. articulated facades;
    - ii. at least 2 colours; and
    - iii. at least two types of materials (in addition to glazing);
  - c. active frontages, such as a door and window openings, that reduce the visual impact of large blank wall spaces; and
  - d. awnings over pedestrian routes/main entrances to provide weather protection.
- c) Elevations that directly abut a public reserve to include the following:
- a. glazed areas to provide for passive surveillance;
  - b. orientation of building and open areas to encourage interaction with public space; and
  - c. awnings over pedestrian routes/main entrances to provide weather protection.
- d) All external surfaces of concrete tilt panel shall be painted.

5.13.2 Residential development requirements will be determined in accordance with the Residential Design Codes.

#### 5.14 Variations

5.14.1. Variations to the policy provisions will be supported by the local government where in the opinion of the local government:

- a) The application demonstrates compliance with the objectives of this policy;
- b) The application demonstrates compliance with the matters raised in clause 67 of Schedule 2, Part 9 Deemed Provisions for Local Planning Schemes; and
- c) The application demonstrates a need of the land use or development that cannot be achieved without varying the policy provisions.

## 6. Relevant policies/documents

Nil



## 7. Relevant legislation/local laws

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Shire of Ashburton Local Planning Scheme No:8*

<b>Responsible Business Unit/s</b>	All Business Units
<b>Responsible Officer</b>	Coordinator Planning and Lands
<b>Affected Business Unit/s</b>	All

Document Control		
<b>Previous Policy Title:</b>		<b>Next Review Date:</b>
<b>Date Previous Policy Revoked:</b>		
<b>Document Reference #:</b>		
Ver	Date of Council Adoption/ Amendment and Council Decision #	Brief Details of Amendments
1.		N/A
2.		
3.		
4.		
5.		
6.		
<b>WAPC Approval Required</b> <i>If yes, include a brief reason (refer to clause 4(3A) of the Regulations).</i>		<b>WAPC Approval Date</b> <i>(if applicable)</i>