



Policy Name:	LPP26 Onslow Interim Town Centre Design Guidelines
File No:	LPP26 PS.DV.13
Policy Purpose:	<p>Local Planning Policies are guiding documents used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.</p> <p>The purpose of this policy is to ensure that the character of Onslow's built form is reflected in any future growth of the Town Centre. The preparation and adoption of Interim Design Guidelines for development within the Town Centre is seen as a priority to ensure the pressures of growth are managed and that community expectations are met.</p> <p>It is intended that these Interim Design Guidelines will be reviewed and updated, if required, within a period of no less than 12 months from the date of adoption.</p>
Principles / Framework:	Shire of Ashburton 10 Year Community Plan 2012-2022 Goal 04 – Distinctive and Well Serviced Places Objective 03 – Well Planned Towns
Application:	Town Planning Scheme No.7
Statutory Environment:	Shire of Ashburton Local Planning Scheme No.7 Planning & Development Act 2005
Minute Number:	11122
Approval Date:	Adopted at the Ordinary Meeting of Council held on 16 October 2013. Initially adopted 15 February 2011.

1.0 SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives that the Policy is designed to achieve before making its determination.

All developments will be assessed against the requirements and intent of these Design Guidelines. Where there is inconsistency between the R-Codes and the Design Guidelines, the requirements of the Design Guidelines shall prevail, as the Design Guidelines set out permissible variations to the R-Codes that have been adopted by the Shire of Ashburton.

These Design Guidelines have been adopted as a Local Planning Policy in accordance with Part 2 of the Scheme.

2.0 OBJECTIVES

The Guidelines are designed to facilitate a high standard of sustainable built form and high quality aesthetics within the Onslow Town Centre that correspond to the local Onslow character. An overview



of local character is appended to these Guidelines. Reference to the elements depicted within this sheet should be reflected within any new development in the town centre.

Objectives have been drawn directly from the Onslow Townsite Strategy to ensure consistency of Council policy. This policy seeks to ensure the following objectives are met. That the town centre:

1. Is a flood-mitigated commercial, civic and mixed use centre;
2. Is vibrant and lively and has a character that sympathetically melds the old with the new;
3. Offers opportunities for a range of commercial, civic, mixed use and tourism activities;
4. Is accessible and well connected to neighbouring residential areas;
5. Connects with the beachfront and maximises ocean vistas;
6. Encourages buildings that are commensurate with the scale of existing Onslow buildings;
7. Ensures designs respond to the identified character themes for Onslow;
8. Incorporates larger developments that are composed of a combination and aggregation of smaller scaled elements and as groups of separate buildings.
9. Buildings are not expressed as a large single mass with long, unbroken horizontal elements, large wall planes, continuous rooflines, balconies, materials and colours;
10. Building massing has a vertical rhythm with regular vertical design elements, scaled to respond to the scale of existing Onslow buildings. This includes separating building forms with spaces between buildings;
11. Roof forms are visible and pitched to create a varied skyline; and
12. Upper level floors of buildings are reduced in size from floors below and are treated to reduce their visual impact.

3.0 APPLICATION OF THIS POLICY

These Interim Design Guidelines will be used by the Shire of Ashburton as the primary design criteria for assessing development applications within the Onslow Town Centre. The design guidelines apply to all development within the Onslow town site zoned *Commercial and Civic* in accordance with the Shire of Ashburton Local Planning Scheme No 7 (the Scheme) and also includes Reserve 24405 zoned Tourism under the Scheme.

The Guidelines should be read in conjunction with:

RESIDENTIAL DESIGN CODES (R-CODES)

The requirements of the R-codes apply in all respects except where modification is indicated below. In particular, Part 7 of the R-Codes outlines design elements for multiple dwellings within areas with a coding of R30 or greater and within mixed use development and activity centres.

BUILDING CODE OF AUSTRALIA

All construction must comply with the current Building Code of Australia.

LOCAL PLANNING SCHEME

The Shire of Ashburton Local Planning Scheme No. 7 applies within the Onslow town site and should be read in conjunction with these guidelines.

COUNCIL PLANNING POLICIES

The Shire of Ashburton has adopted these guidelines as a Local Planning Policy within the Onslow Town Centre.

The objective of the policy is to promote good town centre design outcomes commensurate with the character of Onslow and to enhance community interaction through open streetscapes whilst ensuring that built form outcomes maximise opportunities for occupants to enjoy the local environment.



3.1 Climate Responsive Design

Climate responsive design is aimed at ensuring that the final development uses natural micro climate design to maximise natural climate control. The term may be applied to any aspect of the design process, from regional master planning, to subdivision, lot layout and building design.

In the context of Onslow, Climate Responsive Design for new developments also refers specifically to specific environmental conditions associated with the town of Onslow. The key climatic conditions are identified as the overall climatic and weather conditions throughout the year and coastal vulnerability and events such as storm surge.

Climate

Onslow experiences hot day-time temperatures between 37 and 41 degrees from October through April, and slightly cooler conditions during the winter months from May through September when day-time temperatures average between 28 and 32 degrees. Corresponding night-time temperatures are a little cooler, ranging from an average of 21 degrees during June and July to an average of 30 degrees from December through March.

Winds are predominately southerly to westerly during spring and summer, but more variable during autumn and winter. Strong winds (30- 40 km/h) are typically from the north-east quadrant, while extreme winds (>75 km/h) occur from a wider range of directions. There is a relative absence of strong and extreme winds from the south-east to south, as winds from these directions blows offshore and is moderated by the land.

Located in the most cyclone-prone affected area of Australia's coast, Onslow has historically endured the most intense cyclone activity of any town in Australia. The town experiences cyclonic impact about once every two years on average, although the frequency and intensity of these cyclones is extremely variable. Although half of all cyclones since 1910 have had wind gusts less than 125 km/h, in the decade to 1963 Onslow experienced five severe cyclones with wind gusts exceeding 170 km/h and a further three cyclones that caused some flood related damage). The 1963 cyclone had winds that were measured at 231 km/h while wind gusts to 247 km/h were recorded during the passage of TC Trixie in 1975. (BoM, 2011).

Storm Surge

Storm surge poses a significant threat to Onslow and is a rise in the normal water levels along the shoreline caused by a combination of strong onshore winds and/or reduced atmospheric pressure. The actual water level, called the storm tide is a combination of the storm surge and tidal variation. The worst case scenario is to have a severe cyclone pass near the town near the time of high tide, in which case the water level will be many metres above the highest astronomical tide. Given the significant tidal variations in the area, this is a rare occurrence (BoM 2011) however special design considerations are required to mitigate potential inundation risks associated with storm surge.

There are a variety of methods of mitigating against the impacts of storm surge in high risk areas, many of which involve raising the floor level of the building above the storm tide line. Whilst such design measures may offer a degree of protection from storm tides, issues such as universal access and the relationship between the building and the street can pose design challenges and require careful consideration in the design process to ensure a good urban design outcome is achieved.

4.0 DESIGN GUIDELINES

This section outlines the key design intent and the acceptable provisions required to be reflected in all development within the Onslow Town Centre.



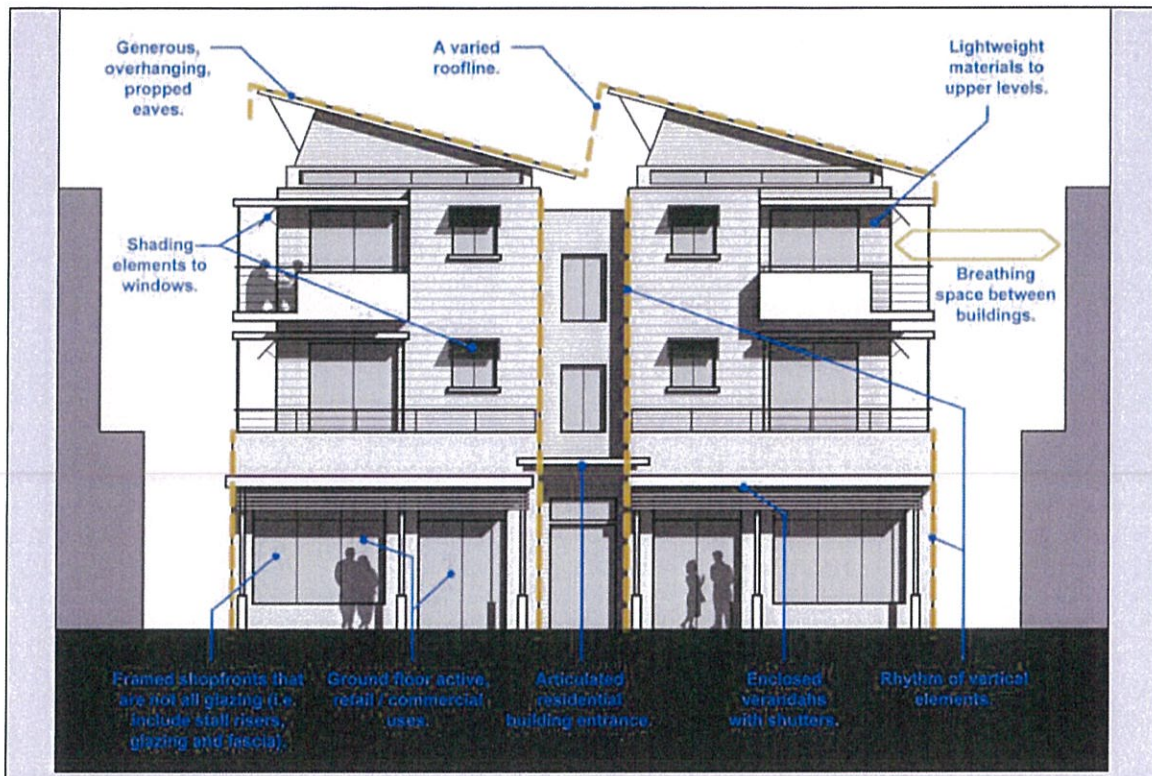
Key Design Elements



4.1 Built Form

Objectives

- *Ensure that development within the Onslow Town Centre promotes a pedestrian-oriented and conveniently accessible urban form, which fosters community interaction and local identity.*
- *Ensure that buildings in the town centre are of an appropriate scale consistent with the character of Onslow to optimise visual amenity within the town centre.*
- *Create a compact core including a mix of street oriented high-amenity residential and commercial developments, where active non-residential uses are designed to address the street, with minimal street setbacks.*
- *Create a harmonious, safe and attractive environment through streetscape enhancement and building design that provides an engaging street rhythm and character.*
- *Ensure high quality architectural design for all development within the Onslow Town Centre, with elements that promote climatic responsive design, visual interest, architectural articulation and sustainable outcomes.*
- *To avoid large single mass buildings with long, unbroken horizontal elements, large wall planes, continuous rooflines, balconies, materials and colours.*



Built Form Principles

Development Provisions

- 4.1.1. All development within the town centre shall be a maximum of 3 storeys in height. Any third level shall be set back a minimum of 4 metres behind the minimum setback of the floor directly below it.
- 4.1.2. All development shall have a nil setback to the primary street.
- 4.1.3. Where finished floor levels are required to be raised from the adjacent footpath level, greater setbacks may be permitted to the primary street provided that terraces, walkways shall be set back at nil to the street edge. Associated shade structures such as awnings may also be set back at nil to the street edge.
- 4.1.4. Where ramps are required to achieve universal access between the footpath and finished floor levels within the building, these shall be designed to maximise access to the frontage of the building and/or partly accommodated within the building.
- 4.1.5. Where security or cyclone protection screens are utilised, these shall be of a high quality design and are required to be removable to maximise streetscape quality during business hours.
- 4.1.6. Residential uses are strongly encouraged to be provided on upper levels with commercial uses provided to address the street. New residential uses are discouraged at ground level within the town centre.
- 4.1.7. Protection from climatic extremes shall feature as a key element in the design of all buildings in the town centre. Shutter awnings should be provided on upper level windows.
- 4.1.8. A high level of articulation shall be provided through employing measures including: shutter awnings; shading devices; materials; projections; recesses, balconies; awnings; major openings; entrances; and roof articulation.
- 4.1.9. The provision of high quality and appealing built form enhancing the image of the Onslow Town Centre as an enjoyable, safe, pedestrian-oriented place, complementing existing site attributes.
- 4.1.10. Building massing is to have a vertical rhythm, with regular vertical design elements.
- 4.1.11. Buildings should be scaled to respond to the scale of existing Onslow buildings. This should include the separation of new building forms with spaces between buildings.



- 4.1.12. Larger developments shall be composed of a combination and aggregation of smaller scaled elements and as groups of separate buildings.
- 4.1.13. Roof forms should be visible, pitched in form and create a varied skyline.
- 4.1.14. Upper level floors are to be reduced in size from floors below and treated to reduce their visual impact.

4.2. Streetscape Activation and Safety

Objectives

- *Provide opportunity for a variety of quality public open space experiences to facilitate social interaction within the Onslow Town Centre.*
- *Provide appropriate shading and climate control measures such as shade structures and tree planting for protection from climatic extremes and promote a comfortable and useable open space at all times of the year.*
- *Create a connected, safe and attractive streetscape.*
- *Provide commercial and retail frontages that open out onto the street and have the opportunity to become a part of the public realm.*
- *Maximise the outlook from all tenancies and residences onto public space.*
- *Provide shelter and climate protection for pedestrian comfort*
- *Maintain a clear distinction between the public and private realm.*
- *Promote design that maintains open sight lines at eye level.*

Development Provisions

- 4.2.1. Buildings shall be designed to maximise the activation of the street frontages with retail, commercial, civic and residential development to the street edge with commercial or residential usage on upper floors, in order to create a legible, active and interesting pedestrian-oriented environment.
- 4.2.2. No less than 70% of the width of frontage to streets and publically accessible spaces shall be visually permeable.
- 4.2.3. Windows, other than bi-folding door/windows, shall have a sill of between 0.5 and 0.6 metres above the adjacent footpath. The sill shall be designed to enable short-term seating.
- 4.2.4. Areas of greatest activity and interest shall be oriented toward the street front.
- 4.2.5. No blank walls, car parking or service areas shall be exposed to streets and public spaces.
- 4.2.6. Recessed entrances, allowing for a transition zone between building and footpath are encouraged. These should be limited to a depth of 1.5 metres.
- 4.2.7. Shade awnings shall be provided for no less than 80% of the street front. Where the development is to have a residential first floor set back from the street it need not provide awnings other than at entrances.
- 4.2.8. Bi-fold door/windows and large operable windows are encouraged to strengthen the link between internal and external areas.
- 4.2.9. Upper level residences or commercial tenancies shall be designed to maximise the view over the street with the use of major openings, balconies and upper level terraces.
- 4.2.10. Opportunities for casual surveillance must be provided from inside buildings to points of ingress. Building entrances must optimise visibility and safety through careful location, orientation and lighting design.
- 4.2.11. Buildings and boundaries shall be adequately secured from unwanted intruders.
- 4.2.12. Lighting shall assist in illuminating entrances, footpaths and other less public areas.
- 4.2.13. Additional lighting shall be provided where street-lighting will be limited or screened (e.g. laneways, building entrances, rear car parks and footpaths under awnings).
- 4.2.14. Movement sensor lighting is encouraged but shall not be set off by movement beyond the site or lead to glare in public or neighbour spaces.

4.3 Car Parking and Vehicle Access

Objectives

- *Ensure that all car parks are appropriately shaded with the use of shade structures and tree planting to prevent excessive heat loads and promote an attractive and hospitable public realm.*
- *Ensure that development in the Onslow Town Centre is undertaken in such a way as to minimise the conflict between vehicles and pedestrians.*
- *Encourage active frontage to all streets, pedestrian networks and public access ways.*



- *Promote a permeable pedestrian network of access to car parks from rear laneways.*
- *Provide car parking at the rear of buildings to minimise impact on streetscape and promote active frontages to the street.*
- *Ensure safe and convenient access is provided between buildings and car parking areas, and other facilities.*

Development Provisions

- 4.3.1. Vehicular access points on streets shall be limited to avoid disruption to traffic and minimise the impact on local streets within the Onslow Town Centre.
- 4.3.2. Where ground level car parks are proposed, these shall be appropriately shaded with street trees and/or shade structures.
- 4.3.3. Provide clear demarcation between the vehicle and pedestrian realm through the use of contrasting colours and textures in paving treatments and edges such as kerbs, footpaths and decorative bollards.
- 4.3.4. Vehicles shall not be accommodated between the primary street front and the building line.
- 4.3.5. Where at grade parking is provided within a lot, parking areas shall be designed with the character of a street or square where cars have been allowed to park. Trees, seating, flush (kerbless) paving and other urban landscaping features should be considered as a means of achieving this.
- 4.3.6. Car parks shall be designed to incorporate suitable drainage provision.
- 4.3.7. Vehicle crossovers are not to disturb existing trees within the road reserve.

4.4. Signage

Objectives

- *Promote ease of navigation for all user groups.*
- *Enable the successful operation of businesses.*
- *Promote signage that is of appropriate design and location to fulfil its purpose.*
- *Minimise the visual impact on the local environment.*

Development Provisions

Location

- 4.4.1. Where signage and ancillary equipment is essential to support the use of the building, it shall be integrated with the building as a whole, or as part of the associated landscape design, to minimise a cluttered appearance and avoid appearing as an afterthought.
- 4.4.2. Signage must be limited to a maximum of one wall for each tenancy within a building, except where a tenancy, or building has more than one street frontage.
- 4.4.3. Windows shall be free of advertising in the zone 1m and 2m above the footpath. Upper floor windows shall not contain signage.

Scale and Form

- 4.4.4. All signage shall be of a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic.
- 4.4.5. Signage shall not be continuous across the façade. Repetition of the same sign is discouraged.
- 4.4.6. Signage either attached to the fascia of an awning, hanging from the awning or included in the design of a shop front shall be rectilinear in shape.
- 4.4.7. Other than where it can be demonstrated that the signage is well integrated into the façade, all signs shall be limited to a maximum dimension of 2 metres by 0.5 metres.
- 4.4.8. Signage shall be of high quality graphic design, simple in format and appropriately located and integrated with the building design, scale of the street and adjacent buildings.

Other

- 4.4.9. Each development must have an approved signage strategy in place prior to placement of any signage or advertising.
- 4.4.10. Signage of all types should relate the architectural composition of the building it serves, without obscuring any of the building's architectural features.



- 4.4.11. A preference is given to promoting way finding for occupants and visitors that is defined through design, rather than assisted by signage.

4.5. Air Conditioning, Plant and Services

Objectives

- *Provide efficient and effective building servicing.*
- *Ensure the impact of ancillary items is minimised on the design of the building and from public view.*

Acceptable Development Criteria

- 4.5.1. Air Conditioning units shall be integrated with the building design and shall not be located on balconies or external walls that are visible from the adjacent street, public realm or private internal courtyards.
- 4.5.2. Storage areas, service areas and ancillary equipment shall be screened from public view in a manner that does not undermine the amenity of the area or quality of the development.
- 4.5.3. Service doors and other utilitarian features should be located away from street fronts and appropriately treated, to reduce their visual presence.
- 4.5.4. Machinery shall not create a nuisance through noise, smell or other impacts.
- 4.5.5. Mechanical ventilation shall not discharge toward public areas.

4.6. ESD (Ecologically Sustainable Design)

Objectives

- *Utilise climate responsive design principles in the design of all built form and public realm elements in the town centre.*
- *Ensure that all development has access to breeze paths for the use of cross ventilation as a passive cooling measure.*
- *Promote a reduction in water and energy usage within the town centre.*
- *Reduce reliance on air conditioning systems for climate control.*
- *Promote building design that provides shading to the public realm.*

Development Provisions

- 4.6.1. Appropriate solar shading shall be provided to all major openings and windows on the exterior of the building through the use of awnings, shade structures and large overhanging roofs and balconies.
- 4.6.2. The provision of east and west facing windows shall be minimised.
- 4.6.3. Drought tolerant landscaping shall be provided for all development within the Onslow town centre.
- 4.6.4. AAAA rated water efficient fixtures such as taps, toilets and toilet cisterns shall be incorporated within all new development.
- 4.6.5. Shade trees should be planted adjacent to east and west facing walls to reduce excess solar gain.
- 4.6.6. Buildings that front onto the public realm shall be provided with appropriate shading devices to provide shelter to the pedestrians along the building frontage.

5.0 REFERENCE:

The Shire of Ashburton Local Planning Scheme No. 7, Council Planning Policies and the Planning & Development Act 2005.

6.0 RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer.



Kerry White
(Signature)
Signed

KERRY WHITE
(Print Name)
Shire President

Monitor and Review: Principal Town Planner

Last Review Date: Ordinary Meeting of Council held on 16 October 2013

Next Review Date: October 2017

This policy is to remain in force until otherwise determined by the Council or superseded.