
LPP013 – Local Planning Policy 13 - Waroona Town Centre Development Requirements

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as PP020 - Waroona Town Centre Development Requirements Local Planning Policy.

2. Purpose

The purpose of this Policy is to provide a set of development requirements for commercial land within the Waroona town centre to ensure that redevelopment or new development achieves a high standard and enhances the visual quality and human experience along the town's primary streets.

3. Objectives

The objectives of the Policy are to:

1. Assist in the facilitation of development of the Waroona town centre into a district activity centre.
2. Ensure new development entails a high standard of built form that is articulated, at a human scale and improves the visually amenity of the South Western Highway and other town centre streets.
3. Activate street frontages to enhance streetscape amenity, encourage pedestrian activity and support passive surveillance opportunities.
4. Ensure land uses are consistent with those typical of a district activity centre and discourage land uses that will detract from a town centre setting.
5. Ensure development adjacent to heritage buildings is of an appropriate scale and design so it will not detract from the heritage values of the building.

4. Application of this Policy

This policy applies to all non-residential development in the Urban 1 – Town Centre Zone and Urban 3 – Service Commercial Zone. Appendix 1 details these zones spatially.

Clause 3(5) and clause 67(2)(g) of the Regulations states that the local government is to have due regard to a local planning policy when determining a development application under the local planning scheme.

If the Policy is inconsistent with the Shire of Waroona's Local Planning Scheme No. 7 (the Scheme), the Scheme shall prevail to the extent of any inconsistency. The Policy does not bind the Shire of Waroona when assessing a proposal for development in the Waroona town centre.

5. Policy Provisions

5.1 Town Centre Zone Development Requirements

Preferred Land Uses	
Principle	Acceptable Outcome
Land uses at ground level optimise activation of the street frontage and other public spaces through opening hours and a higher number of customers/visitors. Types of land uses at ground level also encourage walkability rather than rely on vehicle dependence.	Preferred uses at ground level include shop, restaurant/café, small bar, etc. Drive-through components of preferred uses are not permitted as they detract from pedestrian-friendly planning principles.
Land uses above ground level optimise worker densities that enable passive surveillance of the street and other public places (eg. offices).	Preferred uses above ground level include offices, consulting rooms, dwellings, etc.
Built Form	
Principle	Acceptable Outcome
Buildings shall be of a height and scale that reflects a typical district centre.	<p>Minimum ground floor height of 3m (floor to ceiling).</p> <p>Mandatory nil street frontage setbacks.</p> <p>Mandatory nil side setbacks with the exception of:</p> <ul style="list-style-type: none"> • setbacks to accommodate sleeved parking access; and • setbacks to afford protection to heritage buildings on adjoining properties (2m setback to be provided) <p>Adequate rear setback to be provided to accommodate car parking and servicing if required.</p>
Buildings shall contribute to a cohesive and continuous streetscape, provide shade and present a welcoming and identifiable entrance and frontage.	<p>Ground floor tenancies/buildings to entail primary pedestrian access points from the adjacent street or public space.</p> <p>Entry points to be recessed by at least 0.75m and at grade with the adjacent footpath.</p> <p>Minimum 75% of ground floor frontage to be glazed with a maximum sill height of 900mm from ground level.</p> <p>No obscure or reflective glazing permitted.</p> <p>Glazing is not permitted to be blocked out by furniture or other items internally.</p> <p>Mandatory canopies/awnings/verandahs to project a minimum of 2.4m over the adjacent footpath.</p> <p>Eating and drinking establishments to provide alfresco dining on the adjacent footpath if practical.</p> <p>Upper storeys to be provided with balconies with a minimum depth of 2m that provide surveillance</p>

	opportunities over the adjacent street or other areas of public space.
Buildings to entail architectural character and interest and avoid bland, single material/colour facades.	<p>Building forms to includes features such as verandahs and balconies, towers, vertically proportioned glazing panels and horizontal/vertical banding of the façade using contrasting materials and colours.</p> <p>Bland facades comprising single material and single colour forms that can be viewed from the street or other public places are not permitted.</p> <p>Corner buildings to address both street frontages in design.</p> <p>Flat roofs over single floor buildings to be hidden from view from the street and other public places by an architecturally interesting parapet that rises above the minimum ground floor height.</p>
Access and Parking	
Principle	Acceptable Outcome
Vehicle crossovers shall be minimised to reduce pedestrian conflict and reduce the visual impact on the streetscape.	<p>Maximum of one crossover per street for any development, including those with multiple tenancies.</p> <p>Shared crossovers are encouraged.</p> <p>Maximum crossover width of 6m.</p> <p>Crossovers from South Western Highway are discouraged and if alternative access exists the crossover shall be from that point.</p>
Onsite car parking shall be screened from the street and other public places and shall reflect in number a town centre within a walkable distance of most residential areas of Waroona.	<p>Cash in lieu of onsite parking is mandatory where it is considered that public parking areas can adequately compensate.</p> <p>On-site parking shall be sleeved behind buildings.</p>
Signage	
Principle	Acceptable Outcome
Signage shall be integrated into the design of the building and ensure it does not detract from the visual amenity of the streetscape through clutter, proliferation and size (i.e. at pedestrian scale).	<p>Signage integrated into the façade or building elevation using panels or the like and of a size proportionate to the facade.</p> <p>Aggregate signage surface area not to exceed 10m², not including any under-verandah sign.</p> <p>One under-verandah sign permitted per tenancy that allows a 2.4m clearance above the footpath below and of a size proportionate to façade.</p> <p>No pylon or stand-alone signage permitted.</p>

	No signage permitted that extends beyond roof, wall, parapet, awning or verandah height.
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5.2 Service Commercial Zone Development Requirements

Preferred Land Uses	
Principle	Acceptable Outcome
Land uses of a commercial purpose that require good vehicular access due to the nature and scale of the business.	<p>Preferred uses include bulky goods retail, trades, services and showrooms.</p> <p>Non-preferred uses include shops, food and beverage, offices and industrial.</p>
Built Form	
Principle	Acceptable Outcome
Buildings shall be of a scale that reflect a typical service commercial area leading into the heart of a rural town.	<p>Maximum building height of 9m from finished ground level.</p> <p>Minimum building setbacks:</p> <ul style="list-style-type: none"> • 14.5m from the street frontage boundary (to accommodate landscaping, one row of visitor parking and an access aisle); • 3m from rear boundary; • Nil from one side boundary (boundary wall must be of masonry construction); • 3m from other side boundaries. <p>Notes:</p> <p>The street frontage setback will need to be increased if additional rows of car parking are required to support the land use.</p> <p>The street frontage setback may be reduced if parking can only be provided down the side of a building due to site constraints.</p>
Buildings shall contribute to a harmonious streetscape and present a welcoming and identifiable entrance.	<p>Building entrance points to be clearly distinguishable in design and situated on the front elevation.</p> <p>Building entrance points to provide protection for pedestrians by means of an integrated verandah, canopy or colonnade.</p> <p>Service areas, mechanical equipment and bin storage areas located at rear of the building, screened from view from the street and other public places.</p> <p>No open storage of equipment and materials is permitted within the street or side setbacks.</p>

Buildings to entail architectural character and interest and avoid bland facades facing the street.	<p>Buildings designed to address the street. In the case of corner lots, buildings must address both streets.</p> <p>Buildings must feature a minimum of two external materials of different colours or tones facing the street. Permitted materials include brick, stone, masonry and concrete. Large expanses of sheet metal are not permitted on the street side(s) of the building.</p> <p>Only neutral colours are permitted, however a feature colour may be incorporated to improve visual quality.</p>
Fencing	
Principle	Acceptable Outcome
Fencing to be uniform in nature and provide security for businesses without compromising the visual amenity of the streetscape.	No fencing is permitted forward of the building line. Any fencing behind the building line is to be of black powder coated garrison construction to a maximum height of 1.8m. Untreated chain link, mesh or solid panel fencing is not permitted.
Access and Parking	
Principle	Acceptable Outcome
Clear, legible and adequate visitor/staff car parking that is designed to minimise conflict with service and loading vehicle areas.	<p>Where possible, service vehicles are to be separated from visitor/staff vehicles by separating the vehicular accessways or alternatively providing demarcating line marking.</p> <p>Where possible, visitor/staff car parking areas to be provided at the front of the building and service vehicle areas to be provided at the rear or sides of the building.</p> <p>Number of visitor/staff bays to meet requirements of the local planning framework.</p> <p>All trafficable areas to be sealed, drained, kerbed and demarcated to appropriate standards.</p> <p>Service and waste vehicles to be provided appropriate accessways widths and turning areas to enable them the ability to manoeuvre comfortably through the site generally in a forward gear.</p>
Vehicle crossovers shall be minimised to reduce pedestrian conflict and reduce the visual impact on the streetscape.	Crossovers from South Western Highway are discouraged and if alternative access exists the crossover shall be from that point.
Signage	
Principle	Acceptable Outcome
Signage shall complement the design of the building and ensure it does not detract from the	One free standing pylon sign or composite sign is permitted per lot. Where multiple occupancies are proposed, the pylon or composite sign is to provide

<p>visual amenity of the streetscape through clutter, proliferation and size.</p>	<p>identification for all of the businesses rather than individual signs for each business.</p> <p>Pylon or composite signs shall be located within the front landscaping strip.</p> <p>Wall signage to be integrated into the facade or building elevation using panels, recessing or direct painting and of a size proportionate to the facade.</p> <p>Aggregate signage surface area not to exceed 20m² per street frontage.</p>
Landscaping	
<p>Principle</p>	<p>Acceptable Outcome</p>
<p>Visual impact of building mass and trafficable surfaces to be softened by landscaping.</p>	<p>The full width of street frontages (with exception to the crossover) to be provided with a minimum 3m wide reticulated landscaping strip.</p> <p>Car parking areas at the front of buildings to be provided with one shade tree per three car parking bays. Shade trees to be protected from damage by curbed wells.</p>

6. Development Examples – Town Centre Zone



Above: Restaurant with an acceptable facade, a nil setback to the street, an overhanging verandah and alfresco dining. The entrance should be recessed.



Above: Example of an inactive frontage facing a secondary street.



Above: Acceptable alfresco dining area on the adjacent footpath.



Above: A shop on ground level and offices with associated balconies overlooking the street on the upper level.



Above: A shop frontage with a recessed entry point and adequate glazing.



Above: A pub with a continuous nil street setback with a verandah over the footpath.



Above: A bank with an unacceptable stepped entry point.



Above: A shop on a corner that fails to adequately address the secondary street architecturally.



Above: A shop with an acceptable under verandah sign.

7. Development Examples – Service Commercial Zone

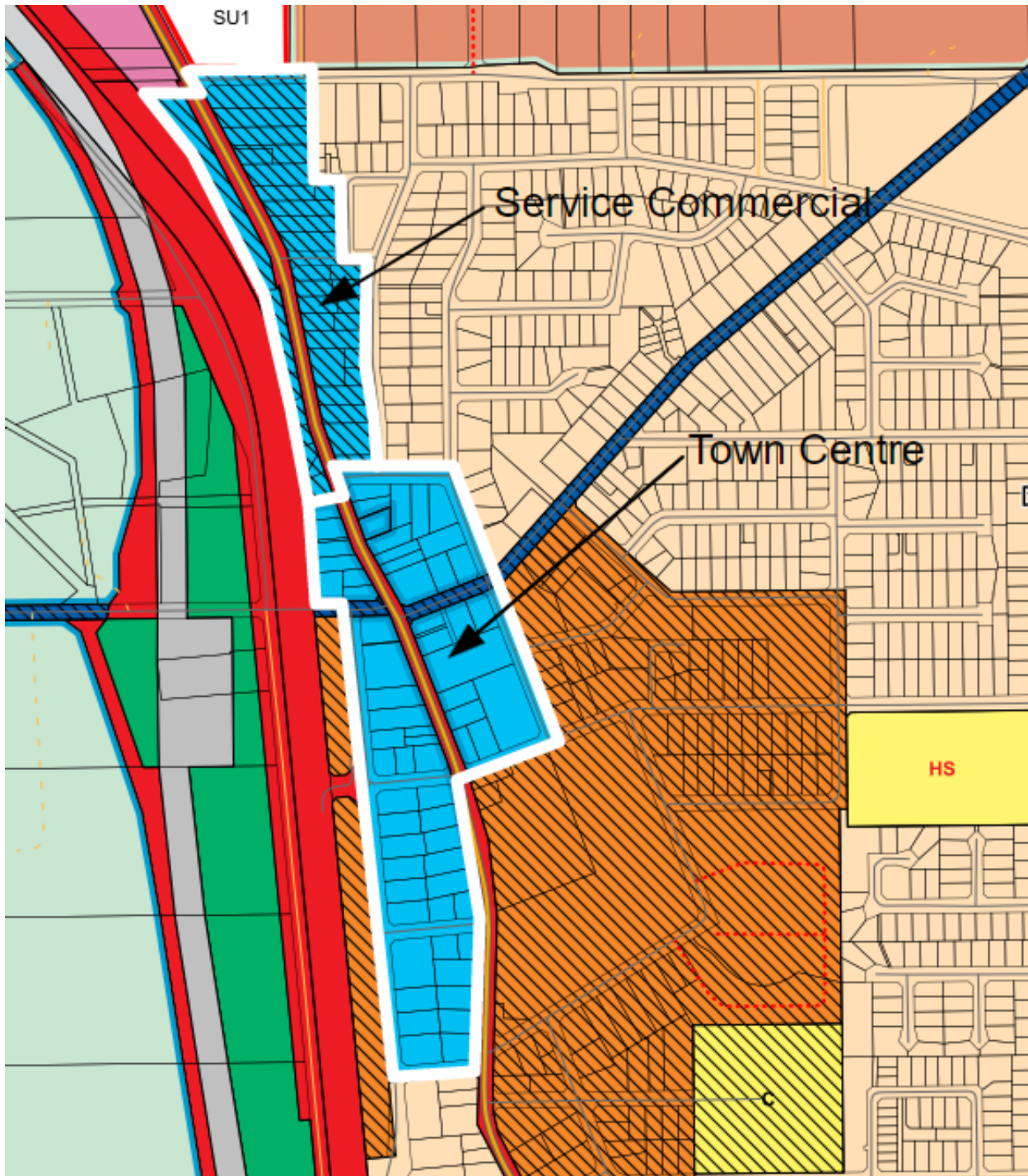


Above: Bulky goods showroom with a bland and unacceptable facade facing a secondary street.



Above: Bulky goods showroom façade with a reasonable level of architectural character and interest, however the entrance should be more identifiable.

Appendix 1 – Spatial Plan of Waroona Showing Zones Subject to this Policy



Division	Planning				
Policy Number	LPP013				
Contact Officer	Director Infrastructure and Development Services				
Related Legislation	Shire of Waroona Local Planning Scheme No. 7 <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>				
Related Shire Documents	Nil				
Risk Rating	Moderate	Review Frequency	Triennially	Next Review	2025
Date Adopted	22/11/2022				OCM22/11/163

Amendments		
Date	Details of Amendment	Reference
Click or tap to enter date.		
Previous Policies		