

CITY OF BUNBURY
LOCAL PLANNING POLICY -
'CITY WATERS MIXED BUSINESS PRECINCT
DEVELOPMENT DESIGN GUIDELINES'

PURPOSE:	To ensure a high standard of mixed business development within the City Waters Precinct. All development within the City Waters Precinct shall be in accordance with the " <i>City Waters Mixed Business Precinct Development Design Guidelines</i> ".
OBJECTIVES:	To facilitate a high standard of mixed business development within the City Waters development precinct.
GUIDELINES:	Refer Attached
COUNCIL DECISION NO/DATE:	254/05 – 1 November 2005
SOURCE OF POLICY:	Development Services
REVIEW RESPONSIBILITY:	Development Services
REVIEW DATE:	June Annually or As Required

Disclaimer

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.



1.0 INTRODUCTION

These guidelines set out the desired approach to factors that may influence the development of the City Waters Mixed Business Precinct.

These Design Guidelines shall apply to the whole of the land as described on the attached "City Waters Mixed Business Precinct Plan" numbered 02197P-07.

1.1 Purpose of the Design Guidelines

- To provide the community and the Council with comprehensive design guidelines to ensure that a high standard development occurs.
- To promote a coordinated approach to streetscape, built form, landscaping, building orientation and pedestrian and vehicular access to ensure a strong relationship between proposed development and the existing built and natural environment.

1.2 Statutory Requirements

Council shall consider all land use and development proposals in the City Waters Mixed Business Precinct in accordance with Figure 1 – City Waters Mixed Business Precinct Plan and the 'Special Use' zone provisions of Council's Town Planning Scheme No. 7.

1.3 Application of Guidelines

- These guidelines apply to the area detailed in Figure 1-City Waters Mixed Business Precinct Plan that forms part of this policy.
- These guidelines prescribe specific design guidelines for the Mixed Business Area.
- The guidelines prescribe the standards and recommendations that will ensure appropriate development occurs that meets community needs and integrates with the built and natural environment that adjoins the site.
- The guidelines will be given full regard by the Council in any development application. To depart from these guidelines will require comprehensive justification.
- All development or change in use within the precinct will require the development approval of the Council.
- These guidelines are to be read in conjunction with the City Waters Mixed Business Precinct Plan and the relevant Scheme provisions and policies related to the site.

1.4 Detailed Objectives

- To promote a coordinated approach to streetscape, built form, landscaping themes, and building orientation to ensure compatibility and synergy between the proposed uses.
- To promote a high standard of development reflecting the visual prominence of the site.
- To ensure highest and best use of land.
- To ensure consistent and high quality development standards.



2.0 SPECIFIC PRECINCT AREA REQUIREMENTS

2.1 Mixed Business Area

2.1.1 Application of Guidelines

These guidelines apply to lots within the Mixed Business Area as delineated in Figure 1 – City Waters Mixed Business Precinct Plan.

2.1.2 Landuse

Council shall consider all land use and development proposals in the City Waters Mixed Business Precinct in accordance with Figure 1 – City Waters Mixed Business Precinct Plan and the ‘Special Use’ zone provisions of Council’s Town Planning Scheme No. 7.

The following uses are not permitted unless Council gives its approval in writing under the provisions of clause 5.9.11 Part 9 and clause 10.2 of the Scheme:

- Consulting Rooms
- Recreational Facilities
- Medical Centre
- Motel
- Museum
- Art Gallery
- Club
- Educational Establishment
- Library
- Public Assembly
- Car Park
- Civic Building
- Commercial Hall
- Offices
- Licensed Restaurant
- Hospital
- Public utility
- Showroom / Warehouse

Due to the sites proximity to the Aqwest Water Treatment facility, Council is unlikely to support Residential development within the subject precinct area.

2.1.3 Plot Ratio and Site Coverage

- The maximum plot ratio shall be 1.5 and the site coverage shall not exceed 70%.



2.1.4 Minimum Floor Area

- The minimum net lettable area of each individual premises (excluding 'Office' development) is to be 200m².

2.1.5 Setbacks

- The minimum front setback to Plaza Street shall be 7.5 metres to provide for landscaping and public space to integrate with the adjoining residential development.
- A densely planted landscaping strip, with a minimum width of 2 metres, is to be provided within the 7.5m front setback area to soften the visual impact of proposed car parking areas.
- Development will be permitted up to the rear (southern) boundary of the lots. Only blank walls will be permitted within 7.5m of the rear boundary of the lots.
- A minimum 1.5m setback shall be provided on the very eastern boundary (as depicted on the precinct plan) due to the location of a 1.5m wide drainage easement.
- The minimum setback to the western boundary which adjoins the existing residential development shall be 6 metres. This is to provide a clear separation between the existing residential land use and the mixed business associated land use.
- A nil setback will be encouraged to all other boundaries.

2.1.6 Building Height and Levels

- A maximum building height of two storeys (6 metres above the natural ground level to the gutter with a maximum height including rooves being 9 metres above the natural ground level) shall be permitted. Building height is to be measured from the natural ground level immediately below the relevant point on the wall of roof. Natural level may be taken as those levels resulting from development carried out as part of an approved subdivision, or as a result of pre-existing development.

2.1.7 Fencing/Walls

- As a condition of subdivision a solid brick or masonry wall shall be constructed adjacent to the boundary of the adjoining Lot which contains the Aqwest Water Treatment Plant. The height of the wall shall be 2m. This wall shall act also as the rear fence of the subject lots.
- All fencing shall compliment/improve the amenity of the precinct and contribute positively to the streetscape.
- Only masonry, timber or decorative metal fencing of an open style is permissible along the front Plaza Street boundary.
- Fencing forward of the Plaza Street front setback line will be permitted, but only in a masonry/brick/render or wrought iron finish and matching the building. Solid fencing higher than 1200mm is not permitted forward of the Plaza Street front setback line.



- The maximum height of fencing on the front boundary shall be 1500 mm with the solid portion of fencing, apart from piers, being restricted to a maximum height of 600 mm and the remainder of the fence being visually permeable.
- All other side boundary fencing shall be constructed from any of the following materials and shall be restricted to a maximum height of 2000mm:
 - PVC coated Ringlock/Cyclone fencing
 - Timber
 - Colorbond
 - Open Pool Style Fencing
 - Masonry/ Brick/Render
- Any applications received by the City of Bunbury involving parapet walls shall be referred to the applicable adjoining neighbour for comment.

2.1.8 Car Parking Provisions

- Preference will be given to a coordinated and shared car parking facilities and access ways to maximize traffic permeability and minimise the number of crossovers to service individual lot car parking areas.
- Where access is required to a rear car parking area the minimum accessway width shall be 6 metres for two way traffic and 4 metres where one way traffic is proposed.

2.1.9 Loading and Service Areas

- The design of loading and service areas must ensure that adequate provision is made wholly within the site for the loading and unloading of vehicles associated with the use of the land, unless otherwise specified. The bays should be easily accessible but screened from public areas.
- Adequate space for the parking, loading and unloading of trade vehicles is to be provided on-site, unless otherwise specified. A loading bay shall have minimum dimensions of 7.5m x 3.5m and a minimum height clearance of 4m and adequate access shall be provided.
- Screening of loading docks and service areas is to be carried out by the use of concrete, stone, brick or masonry walls, and landscaping or an approved combination of materials.

2.1.10 Lighting and Noise Suppression

- Any lighting of the sight shall be provided so as to not spill into existing residential areas or any residential development that occurs within the adjoining Tuart Street Precinct.

2.1.11 Signage

- All signs, with respect to their scale, location, design and content require the approval of the City of Bunbury.
- Signs attached to buildings are to be aligned with and relate to the architecture of the building and not obscure architectural features.



- In buildings with numerous tenants, consolidated, shared signage is required.
- Pylon signs are not permitted unless they specifically relate to the architecture of the building.

2.1.12 Safety and Security

- Parking areas and accessways should be well lit, maintained free from landscaping and the accumulation of objects (i.e. bins), which would facilitate concealment.
- Walkways, footpaths, external stairs, and building recesses should be designed and located such that they are visible from the street or public spaces, contain no blind corners and are well lit at all times.
- Trees in public areas shall be tall branching to maintain clear pedestrian and vehicular sightlines.
- Where proposed, security grills and grates are to be designed as an integral part of the architecture.
- Parking areas and accessways should be well lit, maintained free from bushy/screening landscaping and the accumulation of objects (i.e. bins), which would facilitate concealment.

2.1.13 Outbuildings and Other Structures

- All ancillary structures at the front of buildings such as signage, plant rooms, service areas, garages, collection areas and bin enclosures are to be an integral part of the building design.
- Building design shall ensure that all plant and equipment is not visible from a public space. Screening devices, including use of the roof form shall be designed as an integral part of the design theme of the building.
- Under no circumstances will storage of any goods, materials or the like be permitted on driveways, car parking areas, landscaped areas or public space.
- All service fittings, fixtures and rubbish bin storage are to be screened from public view.
- All piped and wired services, air conditioners and hot water storage units are to be concealed from the street and public view.

2.1.14 Architectural Form and Building Appearance

- The appearance of built form from public streets and adjoining sites is to be attractive and visually compatible with the identified character of the area.
- Sensitive building design to ensure the building development interfaces with the residential areas.
- Buildings shall be designed to avoid overlooking into adjoining Residential areas.
- A contemporary building design is to be used throughout the precinct to create visual interest.
- Materials that convey a differentiation of character from one building to another are to be used but are to reflect an overall precinct theme.



- Large areas of blank walls without relief by way of major openings or other measures to diminish building bulk will not be accepted on the front and/or street façade or where visible from the street or other public spaces.
- Building colours are to be appropriate to the contemporary mixed use theme of the development and contribute to the visual interest of the precinct.

2.1.15 Landscaping

- With the objective of achieving attractive development, 8% of the site to be landscaped. This requires planting of predominately indigenous trees and shrubs that require little maintenance, reduce radiant heat and encourage water infiltration.

