

KARRATHA CITY CENTRE DEVELOPMENT REQUIREMENTS

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1. OBJECTIVES

1. To provide standards and guidance for development in the City Centre zone.
2. To encourage development that is consistent with any relevant objectives for the Karratha Precinct contained in the Shire of Roebourne Town Planning Scheme No. 8 (TPS8).
3. To encourage retail, office, entertainment, civic and mixed use residential developments of a high standard.
4. To encourage 'main street' development within the Karratha City Centre where appropriate in order to improve legibility and pedestrian amenity through passive surveillance, appropriate landscaping, awnings over footpaths, rationalised access ways and nil setbacks. 'Main street' development will ensure the focus of development fronting any street at ground level is for commercial, entertainment or retail purposes.
5. To encourage the incorporation of noise attenuation measures into development containing accommodation components, or in those developments likely to generate noise in proximity to sensitive land uses.
6. To prohibit single or grouped dwellings and, unless in the Accommodation Precinct, to only allow multiple dwellings as part of a mixed use development. Development that is incompatible with retail, office or entertainment uses, that detracts from the amenity of the area, or would be better suited in a Commercial, Mixed Business, Industry or Transient Workforce Accommodation zone will not be supported.
7. To ensure that the outdoor display of goods does not detract from the streetscape.
8. To prohibit the external storage of materials unless screened from public view or not deemed to detract from the streetscape.
9. To encourage landscaping that complements the streetscape and does not compromise the safety of pedestrians or motorists.
10. To encourage visibility, passive surveillance and personal security in streets and around buildings.
11. To limit the impact of signage and, where possible, its integration into existing or proposed development.
12. To provide adequate off-street car parking having regard to the most intensive potential use of the site and to enable vehicles accessing a site to manoeuvre and exit in forward gear.
13. To facilitate infrastructure contributions and/or community benefits from development which seeks the discretion of Council to allow increased residential density and/or building height.

2. POLICY PROVISIONS

- The Policy applies to the City Centre zone under TPS8. The City Centre zone comprises four precincts, which are depicted in Figure 1 – Karratha City Centre and Precinct Boundaries. Development standards and requirements have been developed specifically for each precinct.
- To the extent where this Policy is inconsistent with an approved Development Plan, the provisions of the Development Plan shall prevail.
- To the extent where this Policy is inconsistent with the Residential Design Codes of Western Australia 2008 (R Codes), this Policy shall prevail.

Preparation of Planning Applications – The Role of the Development Services Department:

Prior to preparing an application on your own behalf or on behalf of a client, it is recommended that you first confirm with Development Services what Shire approvals are required and obtain all relevant information. While Development Services is not in a position to prepare applications including those for planning approval, building licence applications, applications for the registration of a lodging house or

applications to construct or install an apparatus for the treatment of sewerage, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met. Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.

What Development Requires Planning Approval?

- Any development works to be undertaken on City Centre zoned land requires a planning application unless exempted by this policy, TPS8 clause 4.1.3, Commonwealth, or State legislation such as the *Public Works Act 1902*.
- The definition of development also includes the use of land, thus the occupying of land (regardless of the extent of building works occurring) may also require a planning application.

Application Procedure:

- When applying for planning approval, the application should include:
- A completed Application for Planning Approval form.
- Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).
- Four [4] copies (to scale) of a site plan showing the following:
 - The legal description, lot dimensions, north point, and street details.
 - The location and use of any existing buildings on-site and existing access/egress point(s), existing parking area and existing landscaping area(s).
 - Location and use of proposed building(s) and setbacks to boundaries and existing buildings.
 - Buildings, structures and/or significant vegetation to be removed (if any).
 - Existing site levels and/or contours at regular intervals.
 - Finished floor and design levels.
 - Stormwater drainage details including design levels and erosion control at outlets.
 - Vehicular access/egress to site.
 - Car parking and manoeuvring areas (new or modifications to be designed in accordance with Australian Standard AS2890 and the minimum bay dimensions prescribed by this policy).
 - Landscaping area(s) (including species list, locations and means of reticulation).
 - Fencing details (type, location, colour and height).
- Four [4] copies (to scale) of plans/drawings showing the following:
 - Floor plan of proposed building(s).
 - Elevations of proposed building(s).
 - External colours, finishes and materials.

When applying for planning approval, the application may also be required to include:

- A management statement detailing the operation, maintenance and servicing of developments. For strata titled short-stay accommodation and tourist resort developments such documents would typically include by-laws, a letting agreement, a grounds management statement, and a strata lot management agreement.
- A tenancy agreement.
- A streetscape perspective view and a streetscape elevation showing adjoining buildings;
- A shadow diagram (vertical sun angle 46°) should any wall of the development exceed eight [8] metres in height;
- An acoustic engineer's report;
- A construction environmental management plan; An operational environmental management plan; A traffic management plan;
- Turning templates for the likely maximum size of vehicles accessing the site; Parking bays for people with disabilities, motorcycles or bicycles;
- A rubbish compound/bin storage area; A wash down area;
- A draft Development Plan if the prescribed height is proposed to be exceeded; A covering letter/report detailing the proposal, including:
 - In the case of residential development that relies on a Performance Criteria within the R Codes, a written submission demonstrating how the Performance Criteria have been satisfied, or why the corresponding Acceptable Development provision cannot be met or is irrelevant;
 - The purpose of the use of the building and the types of processes to be utilised;
 - The type and quantity of goods to be stored, processed or produced;

- The likely number of staff;
- The extent and nature of any liquor licensed areas (e.g. small bar, packaged liquor);
- The likely size/type of service vehicle(s) accessing the site;
- The intended hours of operation.
- How land not required for immediate use is to be maintained (e.g. cracker dust, natural vegetation, landscaped);
- Whether a Works Approval or licence under the *Environmental Protection Act 1986* is required;
- Whether a licence under the *Dangerous Goods Safety Act 2004* is required;
- What waste is likely to be generated and the means of storage and disposal (i.e. bulk bin compound, domestic bins); and
- The likely effects, if any, on the neighbourhood including noise levels; air borne emissions, emissions to land or water, traffic including the hours of delivery and despatch, light spill or glare.

Assessment Criteria:

When considering applications for planning approval in the City Centre zone, the Shire shall have regard to:

- Any relevant provisions contained in TPS8; Relevant legislative requirements;
- Relevant state planning policies, development control policies and planning bulletins published by the Western Australian Planning Commission, and other publications or guidelines produced by state agencies;
- Any relevant local planning policy; Any adopted Development Plan; and
- The level and nature of adjoining developments to assess the compatibility of the use.

When considering applications for mixed use development containing an accommodation component, including hotel or short-stay accommodation, the Shire shall have further regard to:

- Department of Planning & Infrastructure, Tourism Planning Taskforce Report, 2006.
- Department of Planning & Infrastructure Report, Tourist Accommodation Strata Title Guidelines May 2006.
- Tourism WA Report, Minimum Standards for Management Agreements - Strata Titled Tourist Accommodation, July/August 2007.
- The application of length of stay restrictions to hotel and motel units and rooms and serviced apartments so as to distinguish such accommodation from transient workforce accommodation facilities.
- The relaxation of length of stay restrictions for tourist resorts that provide a range of accommodation options and resort amenities which will reasonably accommodate holiday-makers or business travellers exclusively as this market matures.

Scheme Prescribed Development Standards:

In accordance with TPS8, the minimum development standards that apply within the City Centre zone are:

- Council may prepare, or require to be prepared, a Development Plan particularly for over height development prior to considering an application for planning approval. The provisions of subclauses 6.6A1 to 6.6A4 of TPS8 shall apply in relation to the preparation, advertising, adoption and implementation of any such plan.
- Development shall be in accordance with any adopted Development Plan.

DEVELOPMENT STANDARDS

(i) GENERAL DEVELOPMENT STANDARDS

LAND USE:

- Commercial, retail, entertainment, civic uses are encouraged in the City Centre.
- It should not be presumed that Council will grant approval to a use which requires Council discretion ('AA' or 'SA' uses) unless it can be demonstrated that the development is consistent with this Policy and the objectives of the relevant City Centre Precinct.
- Purely residential land uses, including aged or dependent persons dwellings, single houses, grouped dwellings, residential buildings and multiple dwellings unless part of a mixed use development are discouraged.

- Mixed use development consisting of commercial, retail or entertainment activities at ground level and multiple dwellings or commercial 'short-stay' accommodation above is encouraged. Dwellings with any frontage at ground level other than to facilitate entry will not be permitted.
- Short-stay accommodation is designed to be suitable for visitors seeking a holiday experience or for visitors who accessing attractions within the wider area. The accommodation may include resort, hotel style facilities that provide internal services and access to external recreation and entertainment venues, and have a focus on the overall experience provided in the facility. It may also include self-contained accommodation subject to length of stay limitations.
- Transient workforce accommodation is prohibited. Transient Workforce Accommodation as defined under Appendix 1 of TPS8 is defined as "dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractor's camp and dongas."
- A stand-alone caretaker's dwelling is prohibited. Any caretaker's dwellings should be designed and constructed as a multiple dwelling and located above or behind an appropriately activated ground level use. Caravan Parks and Motels are not acceptable in the City Centre.
- Display units are permissible.
- When considering applications for accommodation or potentially noise generating activities in close proximity to sensitive land uses, Development Services will assess the suitability of the proposal in relation to the subject site's use and the adjoining use(s) or potential uses of adjoining land. Dependent on the above assessment, an acoustic consultant may be required to undertake a noise impact assessment and submit a report to accompany the development application. Noise attenuation measures may be required (including the location and construction materials) with respect to acceptable noise levels as determined by the *Environmental Protection (Noise) Regulations 1997*. Costs associated with this exercise will need to be borne by the applicant.

BUILT FORM & DESIGN:

Site Cover:

- Maximum site cover for development in the City Centre zone is 100%.

Density:

- For mixed use development, residential density within the City Centre zone will be consistent with the Residential – Inner City (R-IC) code under the Residential Design Codes (R Codes). A density of R-IC broadly equates to a density code of R80 and includes a minimum site area per multiple dwelling of 125 m².
- For the Acceptable Development provision of the R Codes 7.3.1 A1 relating to inner city housing for mixed use development containing a residential component to be varied Council must consider the relationship between the value of the increase in density and the public benefit(s) received in exchange. In order for any density variation to be supported the following criteria must be met to the satisfaction of Council:
 - The development meeting or exceeding all of the provisions of this policy;
 - The development having uses and activation at the ground level consistent with the specified objective for the precinct; and
 - The development providing a significant community benefit such as:
 - (i) a public infrastructure contribution that enables the provision of community facilities or infrastructure;
 - (ii) a community facility, use or development within the development including but not limited to plazas, courts, squares, or parks for public use;
 - (iii) the conservation of heritage place(s) and heritage areas;
 - (iv) a minimum of ten or 10% of multiple dwellings (whichever is the greater) being provided as affordable housing at least partially owned by a not for profit agency or government agency preferably incorporating universal design principles or designed in accordance with Australian standard AS4299;
 - (v) provision of public toilets, public pre-school or child care facilities and associated recreation area(s), emergency shelter(s), policing facility, tourist information centre or facility, cultural facilities, performing arts facilities, or medical facilities;
 - (vi) clearly identifiable public art which makes a positive contribution to the public domain; or
 - (vii) off-site civic and/or social infrastructure works undertaken by the developer.

Building Height:

- Building height is measured as the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof, roof ridge, parapet or wall) excluding minor projections above that point.
- The ground floor of any building shall have a minimum ceiling height of 3.5 metres to enable it to be robust and adapted for any future use. Given relatively high development costs some sites may not achieve a building height of four storeys, in which case two storey development is permitted that, together with street planting, can assist in preserving street containment and enhancing pedestrian amenity.
- The maximum height of any parapet wall abutting a neighbouring property is three storeys.
- Where undercroft parking is provided and is 50% below natural ground level, it will not be included in the calculation of building height, provided ground floor development at the street still matches the level of the abutting public domain.
- Development within the City Centre zone should have a minimum two storey (7.5 metres) appearance to the street and be no more than four storeys (15 metres) except as provided below.
 - The development meeting or exceeding all of the provisions of this policy.
 - The development having uses and activation at the ground level consistent with the specified objective for the precinct.
 - A Development Plan has been approved assessing:
 - (i) Whether additional height would limit the potential to achieve the objectives of the Precinct and consolidation of the area;
 - (ii) Whether additional height would create additional landmarks on corner lots;
 - (iii) Whether additional height would dominate important public spaces;
 - (iv) Whether additional height would block views to and from taller buildings permitted in the Scheme; and
 - (v) Whether the proposed development would facilitate a high degree of public use and residential occupation.
 - The development providing a significant community benefit such as:
 - (i) a public infrastructure contribution that enables the provision of community facilities or infrastructure;
 - (ii) a community facility, use or development within the development including but not limited to plazas, courts, squares, or parks for public use;
 - (iii) the conservation of heritage place(s) and heritage areas;
 - (iv) a minimum of ten or 10% of multiple dwellings (whichever is the greater) being provided as affordable housing at least partially owned by a not for profit agency or government agency preferably incorporating universal design principles or designed in accordance with Australian standard AS4299;
 - (v) provision of public toilets, public pre-school or child care facilities and associated recreation area(s), emergency shelter(s), policing facility, tourist information centre or facility, cultural facilities, performing arts facilities, or medical facilities;
 - (vi) Clearly identifiable public art which makes a positive contribution to the public domain; or
 - (vii) Off-site civic and/or social infrastructure works undertaken by the developer.
 - Development with heights exceeding four storeys (15 metres) should:
 - (i) Be oriented to avoid significantly detrimental impacts on the amenity of the area;
 - (ii) Any floors above the fourth floor should be set back as taller development draws activity away from the ground floor.
 - (iii) Maintain podiums that have a maximum height of four storeys to the street front, where any additional height is setback appropriately from the street;
 - (iv) Does not unreasonably impede access to natural daylight to any adjoining dwelling; and
 - (v) separated from an adjoining tower by no less than 20 metres.

General Appearance:

- Development should encourage a finer grain of built form to give the appearance of clusters of smaller components forming a streetscape rather than a large single complex.
- The facades of buildings accommodating multiple uses should contain some form of articulation to show the transition from one use to another with vertical and horizontal mixing of uses encouraged. Openings and architectural elements should have a vertical emphasis and rhythm.
- Upper floors shall include extensive balconies and terraces of at least 2.5 metres in depth to provide for 'living facades' and engagement with the street.

Street Setbacks:

- Setbacks should strengthen the continuity of streetscapes and allow continuous weather protection for pedestrians.
- Buildings shall have a nil setback to both primary and secondary streets with a maximum setback of up to three metres permitted for building articulation. Greater setbacks to the street shall only be permitted where supported by an approved Development Plan.
- All levels above the fourth floor shall be setback a minimum of four metres from the building line of the lower floors, although balconies may project two metres into the setback area.
- Specific setback requirements for land within the City Centre zone is provided in accordance with Figure 2 – Karratha City Centre Setback Plan.

Other Setbacks:

- Except where required for vehicle access buildings shall be developed from side boundary to side boundary to provide an urban wall to the street and screen parapet walls of adjoining development.
- Side and rear setbacks for levels above the second level shall be determined in accordance with the R-Codes regardless of the land use type, with internal commercial floor space being treated as a habitable room (not bedroom or study).

Corner Sites:

- Buildings located on corner sites shall emphasise the prominence of the street corner via:
 - Architectural roof features that protrude above the normal roof line;
 - Increased parapet heights with additional detail, colour and textures; and/or
 - Provision of an additional storey at the street corner.

Multi Storey Car Parks:

- Multi storey car parks shall not be readily identifiable from the street and are not to adversely impact the streetscape. The ground floor of car parks should be sleeved behind active tenancies.
- Standalone multi storey car parks shall complement the surrounding built form, in terms of scale, height and character and shall ideally be located behind buildings.
- Multi storey car parks included within the main building shall be screened/treated so as to provide a seamless appearance between the car park levels and other levels.

Facades:

- Building facades are to be architecturally interesting.
- Blank walls shall not be visible from the public realm, unless abutting a side boundary where it is anticipated that another building will eventually be constructed to screen the wall. In such instances artistic treatments shall be installed on the portions of the wall visible from the public domain.
- A minimum 75% glazing shall be achieved at ground level on any façade to the street front.
- At the street level, 50% of the building facades are to comprise windows or other visually permeable treatments that are free of advertising and designed to provide a visual linkage between activity in the street and indoor spaces.
- Parking on upper levels shall either be sleeved behind habitable development or presented with openings commensurate with the design intent of openings on other levels.
- On the second storey and subsequent storeys above, building facades shall be articulated to break-up straight plain facades through the use of a combination of the following:
 - Openings;
 - Protruding or indented balconies;
 - Awnings or sun shading devices over all windows;
 - Use of different colours and textures; and
 - Indentations and extrusions with details to break the building into individual elements.

Parapets and Roof Features:

- New buildings that contain parapets shall include:
 - Indentations;
 - Additional modulation; and
 - Variation in parapet heights and designs so as to provide additional interest to the street.The parapet shall be appropriately capped to terminate the vertical plane or end at an overhanging eave or protruding roof commensurate with the design and scale of the building.

Balconies:

- In order to control building bulk, balcony balustrades (where provided) shall be 50% visually permeable unless screening air conditioning plant or a clothes drying area.
- A balcony with a minimum depth of 2.5 metres and minimum width of four metres shall be provided to each dwelling (including short-stay apartments) accessed from a living room, not bedroom or study. Additional and larger balconies are encouraged.

Colours and Materials:

- The use of a variety of materials and textures, including the use of local stone, is encouraged.
- Fluorescent and intense colours shall not be used.

STREETSCAPE RELATIONSHIP:

Ground Floor Frontage:

- Tenancies facing the street are to provide an attractive and inviting frontage.
- Where possible, buildings should provide a continuous frontage to core pedestrian areas (including Sharpe and Warambie Roads).
- No development should exceed 150 metres in length before providing safe pedestrian links between streets. Development in key locations may be required to provide links at smaller spacing and these links may need to be open 24 hours a day.
- Ground floors in core areas (including Sharpe and Warambie Roads) shall provide the appearance of a fine grain of shopfront and café uses.
- The ground floor should be predominantly clear glazed with a mixture of openings, display windows and shopfronts that allow passive surveillance of the street and the tenancies.
- It is encouraged that lease agreements limit the amount of signage on individual windows to be no more than 20% of the area of the window.

Entry Points:

- Entry points shall provide safe, clearly defined and comfortable access to buildings.
- Entrances provided at least every 20 metres; lesser distances are encouraged.
- Entry points shall directly face the street and include at least two of the following:
 - Signage above the entry door;
 - Indentation of the entry point, where recessed entrances are provided, they should be truncated at an angle to the pedestrian route of no less than 60 degrees;
 - Highlighting the entry point through the use of different materials; or
 - Increasing the height of the awning above the entry point to no higher than four metres above footpath level.
- Separate entrances should be provided to residential components on upper levels. Separate entrances should be clearly distinguished from the remainder of the façade.

Activity and Uses:

- The spatial location of land use activities should create an active and safe city centre environment.
- Pedestrian activity and the vitality of the centre shall be achieved by the following:
 - The provision of street front public spaces is only encouraged where these are likely to be activated due to location, design and fronting uses;
 - The awning and leasing of sidewalks to create shaded areas and café alfresco;
 - Covered ground floor walkways;
 - Shared spaces including plazas where these provide a safe, comfortable and useable space within the development;
 - The location of retail and other active commercial uses on the ground floor level; and/or
 - The location of office and other non-active uses (residential) on upper levels unless within the Commercial Precinct.

Expansive building forecourts are not permitted.

Weather Protection:

- Weather protection should be provided to support a comfortable external environment for pedestrians.

- Awnings shall be provided over all footpaths that abut a building. Where a building is set back from the footpath, Council may, via a Development Plan, require future development to construct or contribute towards the construction of a separate shade structure over the footpath.
- Awnings shall be provided above all entrances and exits of a building.
- Awnings shall be constructed using durable and solid materials having regard to cyclonic wind loadings.
- New awnings shall line up with existing awnings (where present).
- Where possible awnings shall protrude from the face of the building by a minimum width of two metres and ensure that stormwater is not directed onto pedestrian pathways.
- Awnings shall be parallel to the footpath.
- Awnings shall be constructed to comply with the *Local Government (Miscellaneous Provisions) Act 1960* – section 400 (2) and the *Building Regulations 1989* Part 9.

Levels:

- Development is to follow the topography of the land.
- There shall be no substantive difference between the ground floor level and the footpath level of a building to ensure appropriate and equitable access for pedestrians.

Fencing and Gates:

- Fencing and gates are to provide an open, accessible and attractive urban environment.
- Fencing or gates behind the building line shall generally not be permitted where it obstructs access to public parking areas unless securing an area after hours and where surveillance is limited.
- Where required, gates and fences shall be an open style to 1.8 metres unless screening an approved servicing area.
- No barbed wire or electric fencing shall be permitted.
- The provision of fencing is to be in accordance with clause 6.13 of TPS8.

Landscaping:

- Landscaping is to be used in order to improve the visual appeal of development, screen service areas, and to provide shade and relief.
- Any street setback area not required for public access is to be landscaped.
- In addition to any awnings or solid shade structure the developer may be required to provide shade trees to any street setback area of sufficient intensity to ensure 80% coverage of the sidewalk at tree maturity.
- A landscape plan is to be submitted for all new development in accordance with clause 6.13 of TPS8.

Lighting:

- Lighting is to be provided to ensure that developments support proper and attractive illumination of public and private spaces for security and safety benefits.
- Lighting shall be provided in the following areas to increase safety and security:
 - Under all awnings;
 - In all parking areas;
 - Service areas;
 - Of all footpaths;
 - Of all entry points; and
 - Additional lighting of key elements and features of the building and landscaping is encouraged to add vitality.

Safety and Surveillance:

- Public and private areas are to be visible and safe, or screened and illuminated in order to achieve a high quality, safe and comfortable outdoor environment.
- The following design features shall be avoided to improve safety and reduce graffiti:
 - Entrapment areas, blind corners and narrow pathways;
 - Long expanses of blank walls;
 - Dead ends and hidden recesses;
 - Landscaping with extensive foliage between 0.5 and two metres that create visual barriers;
 - Rear servicing/loading areas without security gates or enclosures; and

- Rear parking and pick-up/delivery areas with no surveillance from active indoor areas.

Roller Shutter Doors:

- Ground floor areas are to maintain an attractive frontage to the street and other visible spaces while providing security.
- Solid roller shutter doors shall not be permitted on any façade facing the street.
- Roller doors of transparent acrylic material are acceptable on shop fronts providing that at least 75% of the roller door is transparent and the material maintains a high level of transparency once installed.

Screening:

- Air conditioning units, ducts and other services shall not detract from the streetscape.
- Air conditioning units, ducts and other services shall be screened from view and should be located away from the street front.

PARKING AND ACCESS:

Parking:

- All parking is to be in accordance with Clause 6.12 and Appendix 4 of TPS8.
- Parking areas shall generally be set behind the development away from the street or screened from the street where appropriate.
- Semi basement parking may be permitted away from core areas where appropriately screened. Where a development orients to more than one street, the Shire may permit at grade parking to the secondary street(s) where it is softened by landscaping, does not undermine the provision of shade and lighting for pedestrians, contributes to streetscape amenity and retains the architectural quality of the development.
- Upper floors may be used for parking where this can be done without undermining streetscape amenity and architectural quality.
- At grade uncovered parking bays shall be landscaped with shade trees at a rate of one tree per ten car bays.
- Dedicated loading areas shall be provided for service vehicles, which shall enter and exit the site in forward gear.
- All areas to be used for car parking, access ways, loading bays and for turning or manoeuvring of vehicles shall be designed in generally accordance with Australian Standard AS2890 and be sealed to the specification and satisfaction of the Shire. Gravel, crushed rock or cracker dust is unacceptable for trafficable areas.
- Universally accessible (disabled) parking bays are to be provided in accordance with the provisions of the Building Code of Australia.
- Public parking areas are to be lit in accordance with Australian Standard AS1158 Lighting for Roads and Public Spaces.

Vehicle Access:

- Vehicle access is to ensure vehicle access ways are safe and easily traversed.
- Where available access shall be via a laneway or secondary street to minimise disruption to pedestrians.
- The impact of ramps and crossovers on the public domain is to be minimised. All vehicle movements shall be able to enter and exit the site in a forward gear.
- All parking areas to comply with the Australian Standard AS2890 in relation to turning circles and gradients within the site.

Pedestrian Access:

- Pedestrian access is to be provided in a manner that is safe and direct.
- Pedestrian access, in the form of a footpath, shall be provided from the parking area to the entry point of the proposed development and along all street frontages.
- For developments with parking at the rear, pedestrian access between the street and car parking area shall be provided.
- Pedestrian routes shall as far as possible be on publicly owned land, and preferably be within the road reserve as part of the street network.

- Pedestrian routes shall be aligned primarily along existing building lines and; thereafter, along proposed new development lines.
- Development shall provide pedestrian routes with sun protection. Pedestrian routes shall be as direct and level as possible.
- Dead ends and/or closed view corridors shall be avoided.

Crossovers:

- The number of crossovers is to be limited to reduce the impact on pedestrians and traffic. Generally a maximum of two crossovers shall be permitted for sites and in these instances one shall be for entry and the other for exiting.
- Shared crossovers are strongly encouraged.
- Different types of developments may have different access and design requirements. Therefore when submitting the application it is important to state the use of the site and the type of vehicles that are expected to access the development.

Bicycle Parking Facilities:

The provision of bicycle parking facilities in accordance with the provisions of sub clause 6.14.2 and 6.14.3 of TPS8.

Solid Waste:

Solid waste must be managed that for commercial premises usually entails the installation of specific areas to store and to wash refuse disposal receptacles. As such, the following development standards apply:

- Each site usually requires a rubbish compound/bin storage area, with the actual requirement (size, construction material and location) being defined by the use.
- A rubbish compound/bin storage area is to be constructed with bunded concrete flooring not less than 75 mm in thickness graded to a 100 mm industrial floor waste gully connected to an approved wastewater disposal system for commercial waste.
- If not fenced or otherwise enclosed, tie down points or alternative means of securing bins during cyclones must be provided.
- Rubbish compound/bin storage area is to be constructed with bunded concrete flooring not less than 75 mm in thickness graded to a 100 mm industrial floor waste gully connected to an approved wastewater disposal system for commercial waste.
- Location of rubbish pickup compound should take into account the ability for a front loading single unit truck (12.5m long with a 12.5m turning radius) to access the compound – particularly when using bulk bin service.
- Should the rubbish compound/bin storage area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Traffic Management:

A traffic management report may be required where development is likely to have a significant impact on the local street network either through the volume or type of vehicle trips generated, where substantive or underground parking areas are proposed (greater than 50 bays), or where heavy vehicles are required to manoeuvre within a site. Traffic management reports are typically required to:

- Demonstrate that the likely impact of traffic including service vehicles accessing and exiting the site will not adversely impact on the locality.
- Identify any engineering design modifications required to local roads.
- Assess on-site manoeuvrability for service and oversize vehicles (turning templates with overhangs).
- Assess parking and access way design in accordance with Australian Standard AS2890. Assess the location and design of parking for people with disabilities.

OTHER CONSIDERATIONS:

Public Art:

The provision of public art, particularly indigenous art and that reflective of the Pilbara is strongly encouraged and may be required by a condition of development approval.

Signage:

Requirements are contained within the Shire of Roebourne By Law Relating to Signs, Hoardings and Bill Posting. Queries in relation to signage should be directed to Building Services on 9186 8569.

Noise Attenuation:

- Noise must not detract from the amenity of the area.
- All mixed-use developments containing residential uses shall submit an acoustic report prepared by a qualified acoustic (noise) consultant. Costs associated with this exercise will need to be borne by the applicant.
- Unless otherwise supported by an acoustic report developments shall:
 - Locate noise sensitive areas such as bedrooms away from noise sources;
 - Use 10 mm glazing or double glazing where windows face a noise source;
 - Use appropriate materials between floors, walls, ceilings and doors to minimise noise; and
 - Comply with the *Environmental Protection (Noise) Regulations 1997*.

Note: For further information regarding sound attenuation, it is recommended that applicants refer to Australian Standard AS-NZS2107: 2000 - Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors.

Adaptability:

- Developments are encouraged to remain appropriate for a range of uses over time.
- Large developments are encouraged to be designed to allow for easy conversion into individual tenancies each with their own street front access.

Washdown Area:

- Should any portion of the development be used for vehicle or equipment servicing, then an approved bunded wash down area with concrete flooring of not less than 75 mm in thickness graded to a minimum 100 mm industrial floor waste gully with a petrol and oil trap is to be provided in compliance with the requirements of the Water Corporation, the Shire of Roebourne's Health Department and the Department of Water's *Water Quality Protection Note 68: Mechanical Equipment Washdown March 2006*.
- Setbacks for petrol and oil traps are same as for effluent disposal systems.
- Should the wash down area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

VARIATIONS:

Variations to this policy will be assessed against the objectives of this policy.

(ii) PRECINCT DEVELOPMENT STANDARDS

LAND USE PRECINCTS:

The City Centre zone comprises four (4) distinct precincts; a Retail Precinct, a Commercial Precinct, an Entertainment Precinct and an Accommodation Precinct.

Refer to Figure 1 – Karratha City Centre and Precinct Boundaries.

Each of these Precincts encourages the development of a particular character, built form and preferred land uses. The intent of the Precincts is provided below.

Figure 1– Karratha City Centre and Precinct Boundaries



PROPOSED ZONING

LEGEND

ZONES

 KARRATHA CITY CENTRE

OTHER

 KARRATHA CITY CENTRE PRECINCT - RETAIL

 KARRATHA CITY CENTRE PRECINCT - COMMERCIAL

 KARRATHA CITY CENTRE PRECINCT - ENTERTAINMENT

 KARRATHA CITY CENTRE PRECINCT - ACCOMMODATION

Intent:

(i) P1 - Retail Precinct

- The Retail Precinct is located at the heart of the City Centre zone. It abuts the Commercial and Entertainment Precincts.
- Retail development within the City Centre zone is anticipated to comprise 'Main Street' style development along Sharpe Avenue and along the connector between Searipple and Welcome Roads.

- 'Main Street' style development will have a pedestrian mall character, where development will maintain nil setbacks to the street, activated facades and form an intimate environment around the Entertainment Precinct. Tenancies along the Main Street will be limited in area to a maximum of 500m². Larger retail tenancies such as supermarkets will be permitted elsewhere in the Retail Precinct.
- Whilst retail uses will be located at street level and are expected to represent the predominant land use in this Precinct, mixed use development with retail at ground level and residential or commercial uses above is also encouraged.

(ii) P2 - Commercial Precinct

- The Commercial Precinct is the largest precinct in the City Centre zone. It abuts primary regional and district level roads which demarcate the City Centre area. These roads include Dampier, Searipple and Balmoral Roads, which provide the centre with excellent exposure to passing traffic.
- Office development is encouraged on sites with direct frontage to Dampier Road as this land represents a gateway entrance statement into the City Centre for traffic arriving from the hills to south.
- It is intended that the majority of the balance of the Commercial Precinct will accommodate comparison retail, showroom and office uses, although ground floor tenancies will be restricted to a Gross Floor Area of no more than 1000 m². Showroom uses are not permitted to abut Dampier Road.
- Although at street level development is to comprise commercial uses, mixed use development is also encouraged.

(iii) P3 - Entertainment Precinct

- The Entertainment Precinct is located at the centre of the City Centre zone, within P1 - Retail Precinct and surrounding the Town Square. It is also envisaged that the Scheme will be amended in the future to allow for the City Centre zone to extend to the north and that this will also allow for an Entertainment Precinct to capitalise on views over Nickol Bay to the Burrup Peninsula.
- The activities encouraged in this Precinct will provide good opportunities for passive surveillance around the Town Square and is anticipated to become a node for local residents to meet and socialise.
- At street level, entertainment uses will contribute to the vitality of the City Centre, generating activity during both day and night periods.
- The Precincts have high natural environment qualities, purposefully located to abut open spaces and view corridors.
- Development in this Precinct may have a mixed use nature, with upper storeys comprising appropriately attenuated residential uses.
- The types of uses encouraged in this Precinct are largely embodied by the use as defined under TPS8. The following entertainment uses are encouraged: restaurants and cafes, cinemas, nightclubs, taverns, bars, theatres, amusement parlours and concert auditoriums.

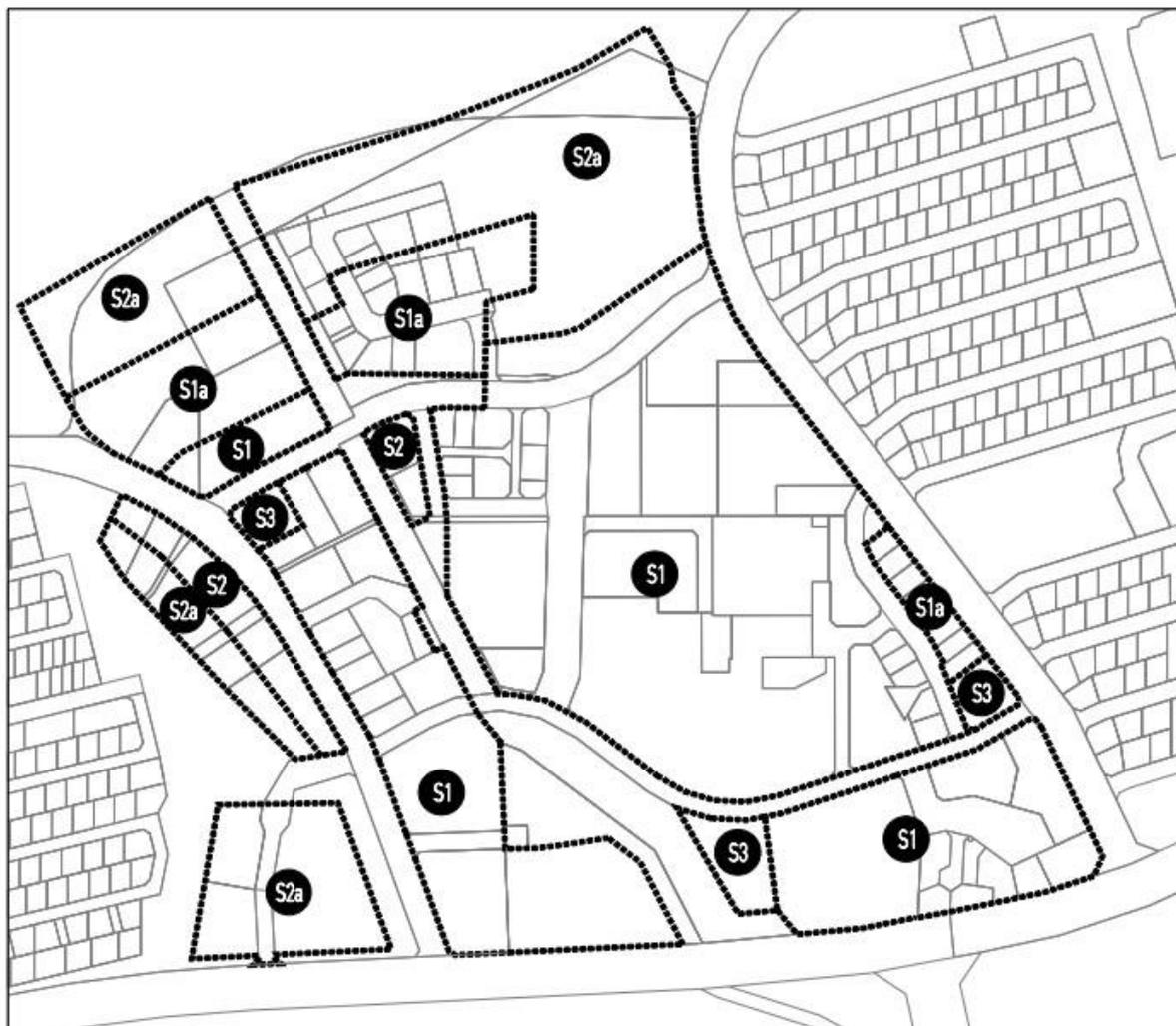
(iv) P4 – Accommodation Precinct

- The Accommodation Precinct is located at the northern and western edges of the City Centre, abutting the Commercial Precinct.
- The Accommodation Precinct will include a range of short stay accommodation options including hotels, serviced apartments and resorts. The Precinct will not, however, include accommodation for the transient workforce.
- Whilst the predominant use within this Precinct is the provision of accommodation, some ancillary commercial and retail uses may be permitted at street level where they support the predominant use. Accommodation facilities may also incorporate other uses that contribute to the overall accommodation experience, such as Private Recreation, which would otherwise be located in the Commercial Precinct.

SETBACKS

Development in the City Centre zone will comply with the building setbacks specified in Figure 2 – Karratha City Centre Setback Plan.

Refer to Figure 2 – Karratha City Centre Setback Plan.



KARRATHA CITY CENTRE ZONE SETBACK PLAN

LEGEND

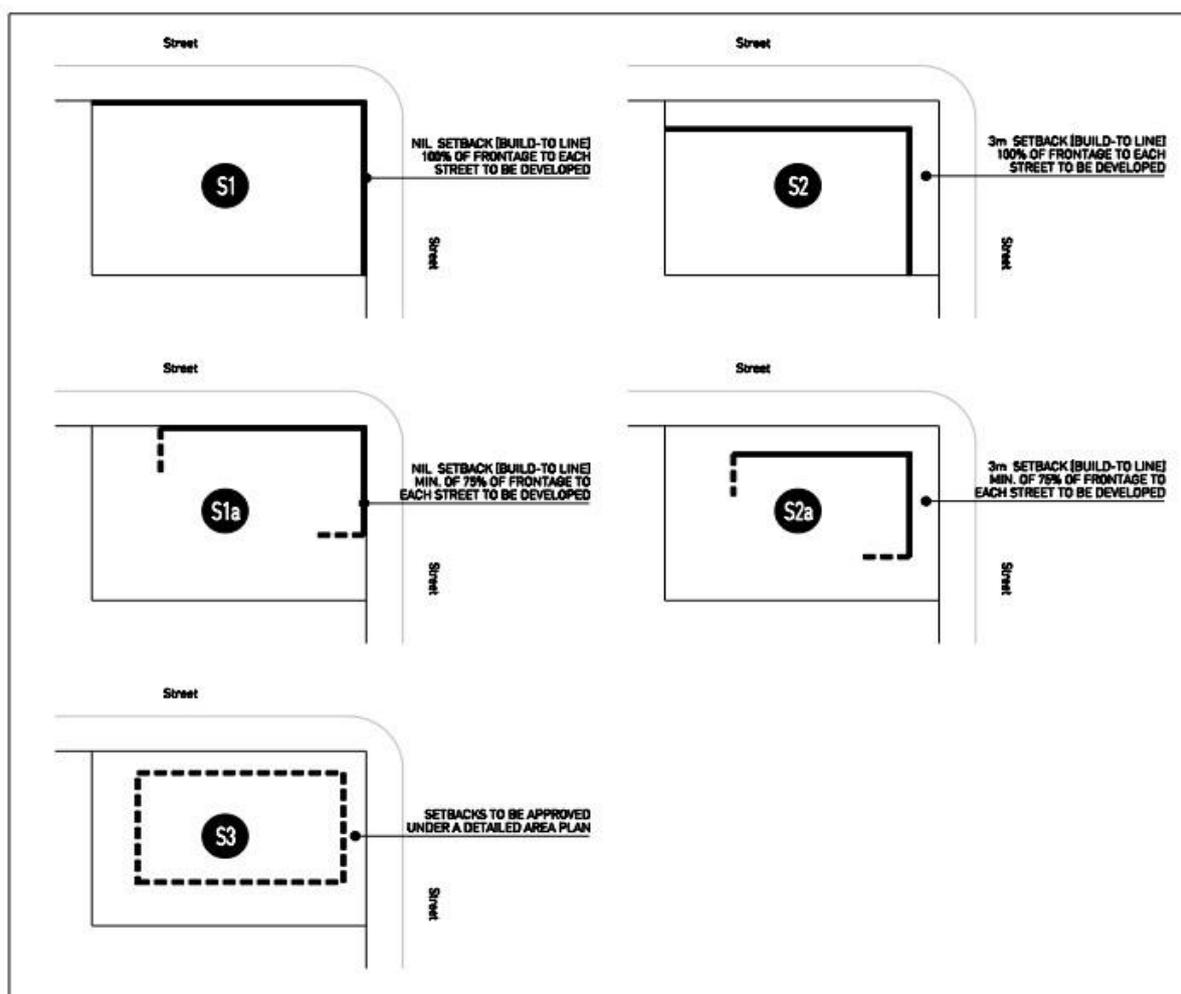
-  SETBACK TYPOLOGY AREA
-  SETBACK TYPOLOGY

There are five (5) Building Setback Typologies proposed in the City Centre zone as depicted in Figure 3 - Building Setback Typologies.

The Building Setback Typologies require:

- S1 – Built form is to maintain a nil setback to the street front;
- S1a – Built form is to maintain a nil setback to at least 75% of the street front;
- S2 – Built form is to maintain a 3m setback to the street front boundary;
- S2a – Built form is to maintain a 3m setback to at least 75% of the street front; and
- S3 – Built form setbacks are to be subject approval under a Development Plan and are to maintain high quality of streetscape, consistent with surrounding development.

Figure 3 - Building Setback Typologies



BUILDING SETBACK TYPOLOGIES

BUILDING REQUIREMENTS

Construction Environmental Management Plan (CEMP):

A CEMP is a plan that demonstrates what provisions and mitigation measures will be in place during construction to control noise emissions, erosion and siltation from stormwater flows, air borne dust and smoke and, if required, advise neighbours when these works are to occur and who to contact should dust become a nuisance. Developers, engineers and contractors are responsible for the development and implementation of CEMP's, and for ensuring that identified contingency measures are implemented as appropriate. CEMP's are particularly important in the Shire of Roebourne due to our arid climate and frequent strong winds that are typically westerly and northerly in summer and easterly in winter.

- A CEMP is required to be submitted on sites greater than 5000m² on which any work involving the clearing of vegetation and/or topsoil, recontouring (bulk earthworks), trenching and/or road construction is to be done to develop the land for any use are to occur, or where the proposed development is likely to impact on residential or other sensitive land uses.
- A CEMP may also be required to be submitted for sites less than 5000m² undertaking the above works in close proximity of sensitive land uses or located on tourist routes.
- The CEMP must have regard to the Department of Environmental Protection publication a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia November 1996. This publication requires a Classification Assessment Chart to be completed. The chart and chart notes recognise that the major factors influencing the dust risk potential of a specific site are the time of the year when the works are to be conducted, the nature of the site, and the extent of the proposed works and the proximity of the site to any other land use. Erosion control may be required at stormwater outlets to prevent scouring.
- The CEMP should stipulate the hours of construction, likely times that construction vehicles will need to access and egress the site, and outline what management measures are in place to control noise emissions. Noise management provisions and mitigation measures must have regard to the *Environmental Protection (Noise) Regulations 1997*.

Operational Environmental Management Plan (OEMP):

An OEMP may be required for facilities and premises that are likely to generate significant noise or are located in close proximity to sensitive noise premises including alfresco dining areas.

- An OEMP must outline what design response and management measures are in place to control noise emissions having regard to the *Environmental Protection (Noise) Regulations 1997*.
- An OEMP may be required to be prepared by a suitable qualified acoustic engineer.

ENVIRONMENTAL HEALTH REQUIREMENTS:

There are many requirements with reference to health and environmental legislation that is administered by the Shire's Environmental Health Services Department. The environmental health legislation that pertains to the development is specific to the types of use that are being proposed. Many of the requirements are detailed in the *Health Act* and its regulations, the Shire of Roebourne Health Local Laws and the *Environmental Protection (Noise) Regulations 1997*.

Temporary Toilets:

In accordance with Part 2 Division 1 of the *Shire of Roebourne Health Local Laws 1996* one onsite temporary toilet is required for every twenty construction workers. These temporary toilets that must be removed upon the completion of the construction works are exempt from requiring planning approval.

Accommodation:

- Lodging Houses including hotels must be in accordance with Part 9 of the *Shire of Roebourne Health Local Laws 1996* including the requirement to provide laundry facilities.
- Public assembly areas must be in accordance with the *Health (Public Buildings) Regulations 1992*.

Commercial Food Premises:

The regulatory requirements of the *Health Act 1911*, the *Food Act 2008* and Chapter 3 of the Australia New Zealand Food Standards Code (Food Safety Standards) are to be complied with for the type of food handling activity proposed. The design of the development must comply with these requirements.

Public Swimming Pools:

The Health (Aquatic Facilities) Regulations 2007 sets out requirements for public swimming pools. Approvals are administered by the Department of Health.

3. REFERENCES TO RELATED DOCUMENTS

- Application for Planning Consent Form
- Development Services Fees and Charges Information Sheet BS-0005
- Shire of Roebourne Town Planning Scheme No. 8
- Residential Design Codes of Western Australia 2008
- Shire of Roebourne By Law Laws Relating to Signs, Hoardings and Bill Posting
- Shire of Roebourne Health Local Laws
- Local Planning Policy DP2 Performance Guarantee
- Local Planning Policy DP6 Landscaping Requirements for Industrial and Commercial Areas
- Local Planning Policy DP13 Tourism Zone and Short-Stay Development Requirements
- Environmental Health Policy DE3 Stallholder and Street Trading Policy
- *Dangerous Goods Safety Act 2004*
- *Environmental Protection Act 1986*
- *Food Act 2008*
- *Health Act 1911*
- Environmental Protection (Noise) Regulations 1997
- Health (Aquatic Facilities) Regulations 2007
- Australia New Zealand Food Standards Code (Food Safety Standards)
- *Health (Public Buildings) Regulations 1992*
- Australian Standard AS1158 Lighting for Roads and Public Spaces
- Australian Standard AS2890 Parking Facilities 2004
- Food Safety Standards Australia
- Water Quality Protection Note 68: Mechanical Equipment Washdown Department of Water 2006

Policy Number:	DP01
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Resolution Numbers:	12171-Sep 2000; 12738-Sep 2002, 13497-Oct 2004; 14223-Oct 2007; 14262-Nov 2007; 14640-May 2009; 15040-Mar 2010
Last Review:	March 2010 Advertised
Next Review:	March 2012
Responsible Officer:	Manager Approvals and Compliance

This policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.