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1. OBJECTIVES

The objectives of this Policy are to:

1. **Provide** suitable standards and guidance for development within the Crane Circle “Mixed Business” zone.
2. **Encourage** a high standard of development of this area more in line with a commercial sector focus, whilst ensuring compliance with the Scheme zoning requirements and any other legislation that exists (i.e. Building Code of Australia, *Health Act* etc).
3. **Form** a commercial and service industry sector for the City of Karratha whilst improving its overall appearance.
4. **Provide** guidance to Council staff with respect to delegated authority when assessing applications for developments.

2. POLICY PROVISIONS

2.1 What requires a planning application?

- Any development works to be undertaken on “Mixed Business” zoned land requires a planning application.
- 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.
- The need for a planning application is determined by the ‘permissibility classification’ within the Scheme’s Zoning Table.
- Queries on the requirement for a planning application for the use of any premises should be forwarded to Planning Services.

2.2 Application Procedure

When applying for Planning Approval, the application should include:

- Completed Application for Planning Consent Form (NB: needs to be signed by the landowner(s) and this includes all strata owners).
- Payment of a Planning Fee – refer Town Planning Fees schedule.
- Four (4) copies (to scale) of plans/drawings showing the following:
 - Site plan of property with lot dimensions, north point, contours (or levels), street details.
 - The location of any existing buildings on-site, including existing access/egress point(s), existing parking area and existing landscaping area (s). Use of buildings should be indicated on plan.
 - Location of proposed building(s) and setbacks to boundaries and existing buildings. Use of buildings should be indicated.
 - Floor plan of proposed building(s).
 - Elevations of proposed building(s).

- Vehicular access/egress to site including turning templates for service vehicles in accordance with Austroads Standards 2004.
- Car parking area and layout.
- Landscaping area (including species list, locations and means of reticulation).
- Construction materials and colour scheme.
- Fencing details (type, location and height).
- Drainage details.
- Buildings, structures and/or vegetation to be removed (if any).
- A covering letter/report detailing the proposal.
 - The purpose of the use 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 likely size/type of service vehicle accessing the site.
 - How land not required for immediate use is to be maintained (eg. Cracker dust, natural scrub, 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.
 - The means of storing and disposing of waste (i.e. bulk bin compound, domestic bins).
 - 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.
- A Traffic Management Plan may be required to demonstrate that the likely impact of traffic including service vehicles accessing and exiting the site will not adversely impact on the locality and to identify any engineering design modifications required to local roads.

2.3 Assessment Criteria

When considering applications for planning approval in the “Mixed Business” zone, Council shall have regard to:

- The Precinct Objective statements for the subject area.
- Any relevant provisions contained in Town Planning Scheme No.8.
- The level and nature of adjoining developments to assess the compatibility of the use.
- The ability for service vehicles to enter and exit the site in forward gear.

2.4 Scheme Prescribed Development Standards

In accordance with Town Planning Scheme No. 8, the minimum development standards that apply are:

- Car parking Requirements – as per Town Planning Scheme No. 8 Clause 6.12 and Appendix 4.
- Generally it is recommended that car parking should be located within the front boundary setback area, as this will ensure that it relates to the development.
- Permissible Uses - as per Town Planning Scheme No. 8 Zoning Table.

2.5 Performance Based and/or Other Relevant Legislation Development Standards

Front Setbacks

- This will normally be determined by the design of the car parking area as it is always strongly recommended that car parking should be located within the front boundary setback. Other issues to take into account are the setbacks of the adjoining developments.

Side and Rear Setbacks:

- As prescribed by the Building Code of Australia (generally relates to the type of construction and class of building). Issues of access to the side and rear will also need to be taken into account.

Site Cover:

- Maximum site coverage of 60%

Landscaping:

- Generally should be located between front boundary and car parking area (minimum 1 metre width).
- This will assist with improving the visual amenity of the development and provide some shade to the car parking area (refer Council's Landscaping Brochure for assistance with plant selection).

Crossovers:

- As per Council's specification. It should be noted that different types of vehicles may require different design specifications, therefore when submitting the application it is important to state the use of the site and the type of vehicles that are expected to be servicing the development

Residential Occupation:

- No site may be developed purely for a residential function. Therefore there needs to be an approved use established on-site prior to the construction of any residential dwelling on-site.
- If the "mixed business" use approved by Council on the property ceases, the residential use must be removed from the site within six (6) months from the date the use ceases.
- The residential dwelling should be located towards the rear of the development site as the focus of the development should be on the "mixed business" use – given that the site may not be developed purely for a residential function.
- Caravans are not an acceptable form for a permanent residential dwelling.
- When considering applications for residential occupation, Planning and Health Services will undertake an assessment as to the suitability of the residential proposal in relation to the subject site's use and the adjoining properties use(s).
- Dependent on the above assessment, there may be the need for an Acoustic Consultant to provide recommendations on the suitability of the residential proposal (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.

Bin Compounds:

- Each site requires a rubbish compound/bin storage area, with the actual requirement (size, construction material and location) being defined by the use.
- Bin storage area is to be provided with a tap and adequate mains supply and shall be constructed with a concrete floor graded to a 100mm industrial floor waste gully connected to the sewer.
- Location of rubbish pick-up 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 if bulk bin collection is to be undertaken.
- If residential premises are constructed then a refuse collection service will be required and charged (cost will be as per the current fees contained in Council's adopted fees and charges).

Washdown Area:

- Should any portion of the development be used for vehicle or equipment servicing, then an approved washdown area with a petrol and oil trap is to be provided in compliance with the requirements of the Water Corporation, the City of Karratha'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.

Signage:

- Requirements contained within Local Laws Relating to Signs. Queries in relation to signage should be directed to Building Services.

3. CONSEQUENCES

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. Elected Members and Employees are reminded of their obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

4. REFERENCES TO RELATED DOCUMENTS

- Application for Planning Consent
- *Shire of Roebourne Town Planning Scheme No.8*

Policy Number:	DP01
Previous Policy Number:	TS09
Resolution Numbers:	12171-Sep 2000; 12738-Sep 2002, 13497-Oct 2004; 14223-Oct 2007; 14262-Nov 2007
Last Review:	November 2007
Next Review:	November 2008
Responsible Officer:	Manager Planning Services

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