



Balingup Townscape Committee Meeting Minutes

Held on

Wednesday 12 October 2016

Commencing at 8.30am

In the Community Centre, Balingup

Ben Rose
Chief Executive Officer

12 October 2016

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The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

Please note this agenda contains recommendations which have not yet been adopted by Council.



BALINGUP TOWNSCAPE COMMITTEE MEETING MINUTES

12 October 2016

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SHIRE OF DONNYBROOK/BALINGUP

BALINGUP TOWNSCAPE MEETING MINUTES

Held in the Balingup Community Centre
Wednesday, 12 October 2016 at 8.30am

MEMBERS PRESENT

COUNCILLORS

Cr Bailey
Cr Mills

SHIRE OFFICERS

D Morgan – Manager Works & Services
B Wallin – Principal Planner
A Cullen – Team Leader, Horticulturalist

COMMUNITY

H Christensen
W Ayers
R Benson
P Hicks
N King
D Cortis
G McMullen

PUBLIC GALLERY

Nil

APOLOGIES

Ben Rose – Chief Executive Officer

1. PUBLIC QUESTION TIME

Nil

2. DECLARATION OF FINANCIAL INTEREST

Division 6: Sub-Division 1 of the *Local Government Act 1995*. Care should be taken by all Committee members to ensure that a financial interest is declared and that they refrain from voting on any matter which is considered may come within the ambit of the Act.

Cr Bailey declared a Financial Interest with regards to Agenda Item 5.2.1 - *Planning Application for two Shops With 3m Front Setback At Lot 2 (No.33) South Western Highway, Balingup* as he is the owner of the property.

3. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

Cr Bailey declared a Financial Interest with regards to Agenda Item 5.2.1 - *Planning Application for two Shops With 3m Front Setback At Lot 2 (No.33) South Western Highway, Balingup* as he is the owner of the property. Cr Bailey left the meeting at 8.53am.

5.2 Principal Planner

5.2.1	SUBJECT:	PLANNING APPLICATION FOR TWO SHOPS WITH 3M FRONT SETBACK AT LOT 2 (NO.33) SOUTH WESTERN HIGHWAY, BALINGUP
	Location:	Lot 2 South Western Highway, Balingup
	Applicants:	Mr John Bailey
	Zone:	Commercial
	File Ref:	A4527
	Author:	Bob Wallin (Principal Planner)
	Report Date:	11 October 2016
	Attachments:	5.2.1(1) – Site Plans 5.2.1(2) – Proposed Elevation

Background

The proposal is to relocate two small transportable buildings presently stored at the rear of the site to the street for use as future offices or shops. The parent lot of this site has been strata titled and contains an existing building. Site plans and proposed elevation are provided in Attachments 5.1.3(1) and (2).

Each proposed structure has an internal floor area of 24m² and a verandah of 1.5m x 6m. The structures have a rustic cottage aesthetic and will be beautified with weatherboard and corrugated iron cladding. A “cottage” style landscaping area is proposed in the front setback with each structure being accessed by a disabled ramp.

The applicant has requested this proposal be considered by the Balingup Townscape Committee to obtain the views of the committee.

It is not the role of this committee to make a planning decision. In this case, this decision will be made by Council. The purpose of presenting this item is to seek views on the Balingup Village Centre – Special Character Area (*Local Planning Policy 9.21*).

Balingup Village Centre – Special Character Area (Local Planning Policy No.9.21)

This policy includes the following relevant provisions:

“Ensure the character and ‘village’ atmosphere of the town is preserved, particularly in regard to development size, form, height and scale”

“Ensure compatibility with existing development, particularly in respect to building materials, shop front design, front setbacks, use of colour, application of advertising signage and location and form of fencing”

“Proposed commercial development shall have a nil setback from the front property boundary, except where otherwise endorsed by the Shire”

“Parking areas shall be located at the rear of the building where appropriate.”

This proposal will require Council consideration because a front setback of 3m is proposed.

Comment

Before commenting on the specifics of this proposal, it is necessary to consider the wider process requirements.

The order of things – process is important

There is a reactive and ad-hoc approach to change and then there is an orderly process. Local Planning Scheme No.7 (LPS7) sets out the correct process for reviewing local planning policies. If the Committee is of the view that the policy is not appropriate and needs review and refinement, then it can request Council to review the policy. A review is publically advertised and considered for adoption by Council.

Alternatively, there is potential for discretion or departures from policies to be considered however this erodes the foundations of the policy and its effectiveness. If the Committee is of the view that this policy is no longer appropriate then it is suggested the Committee request Council review the policy rather than support a departure.

If the Committee wishes to review the policy, it will be necessary to provide clear Town Planning reasons and justification to support the review.

In terms of forming an opinion on the specific element of the policy relating to setbacks, it may be helpful to consider the following.

The Role of Setbacks

Policy 9.21 states that commercial development **shall** have a nil setback from the front property boundary. Departure requires Council's approval.

The intent of the policy is to create a "village" atmosphere and to enhance the cultural and heritage values of the village centre. A general and strong theme running through most historical main streets is the absence of street setbacks. It is the up front and personal interactions with the building facades, combined with overhanging shade structures that create the flavours and feel of a traditional town centre or main street.

The nil setback is an important tool in achieving and enhancing these "historical" flavours. This approach is reflected in the Local Planning Policy's position.

A walk along the street block acknowledges the success in consistently applying a nil setback. It plays a vital role in creating the cosy pedestrian friendly space and it enables pedestrians to intimately view and explore shop frontages.

Conversely, creating street setbacks in commercial streets is a relatively modern initiative and their use is associated with the rise and dominance of the car and desires to express individual identity, freedom to move, space and privacy.

All these values are evident in modern box shopping centres and bulky goods ribbon developments. In these developments, functional efficiency dictates all design considerations - often at the expense of attractive human scale streetscapes and town centres.

“Setbacks” create a distance and isolation that can break with the cosy rhythm of the street. The two existing developments immediately abutting the site have a nil setback. Further, a number of other nearby buildings also have verandahs that encroach into the public realm and provide a shady and sheltered pedestrian environment.

A 4.5m façade setback is at variance with all other buildings on the street block (see Attachment 1) and will potentially mark this proposed development as being different and at odds with the underlying streetscape theme.

Policy/Statutory Implications

Local Planning Policy No.9.21 - Balingup Village Centre – Special Character Area
Local Planning Scheme No.7

Financial Implications

Nil

Strategic Implications

Outcome 2.8 – Our townsites are attractive, well presented and maintained.

Outcome 4.7 – Maintain and enhance Shire assets.

Outcome 3.6 – Existing community spirit and pride is maintained.

Officer’s Recommended Resolution

Moved:

Seconded:

The Committee recommend that Council supports Local Planning Policy 9.21 which requires a nil street setback.

Committee’s Recommended Resolution

Moved: W Ayers

Seconded: R Benson

The Committee supports the proposal with a setback as it fits with the existing fabric of the street while also acknowledging support to the overall principal of Local Planning Policy 9.21 which seeks to create a unique character for the townsite.

Carried 8/0

Justification: The proposed development is in keeping with the character and qualities of the Balingup main street environment and having no setback would restrict views and access to the tourist centre building.

6. OTHER BUSINESS

6.1 Speed Signage in Balingup

A meeting with Main Roads WA was arranged for the Committee at 9:45am at the bus bay on the South Western Highway to discuss Balingup Speed Signage.

6.2 Greenbushes to Kirup Pipeline Project

The Water Corporation's contract project manager has provided an update on the Greenbushes to Kirup Pipeline project. Water Corporation representatives have met Aboriginal elders on site to discuss heritage issues and the Aboriginal Heritage Study and environmental approvals are currently being dealt with.

The Corporation hopes to issue formal *Prerequisites to Works* notices to affected property owners in the next one or two months. If all approvals can be obtained in time, construction will begin around November 2017. With regard to the Jayes Rd area, there was a plan to put a temporary pump station in Padbury Avenue but this has been changed to Moore St, partly because the residents were concerned about noise; however it is still intended that the underground pipeline will go through Padbury Avenue and cross Balingup Brook. The crossing of the brook will be done in summer when the water course is dry.

Regarding the pump station in Moore St, the Water Corporation has agreed to relocate it to beside the school basketball courts. The acoustic protection is being revisited to account for the housing at Lots 58 and 59.

6.3 Storm Damage

Damage to Shade Sails occurred in the Balingup Playground over the weekend of October. Staff are making an insurance claim to have these replaced.

6.4 Damage to the Balingup Oval

Manager Works & Services will provide an update on the damage caused by the public camping during the Balingup Medieval Festival.

7. CLOSURE OF MEETING

The Chairperson advised that the date of the next Balingup Townscape Committee Meeting is Wednesday, 14 December 2016 commencing at 8.30am in the Community Centre, Balingup.

The Chairperson declared the meeting closed at 9.13am.

These Minutes were confirmed as a true and accurate record at the Balingup Townscape Committee Meeting held on 14 December 2016.		
Shire President		Presiding Member