

Local Planning Policy No. 3.6

ADELAIDE STREET

SPECIAL CHARACTER AREA



1. HEAD OF POWER

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

2.1 Introduction

The "**Adelaide Street Special Character Area**" represents an important part of the town's history and residential character, and one that is considered worthy of preservation. The precinct is located at the northern end of the Busselton Town Centre as indicated on the map at **Schedule 1**.

The Adelaide Street Special Character Area comprises a high level of amenity that reflects the seaside setting, central location within the town and historic theme of the area. This can be attributed to its historic buildings and structures with surrounding native peppermint trees, the wide, "open" streetscapes, large building setbacks, low density of development and unique housing forms. The precinct acts as a transition area between the beach and its adjacent open space reserves lying to the north, and the more highly developed retail and business town centre which lies to the south. The southern side of Adelaide Street forms the most northerly edge of the town's commercial heart.

Through the application of these provisions it is the City's intention to encourage an appropriate scale and character of commercial development within the Area, which retains the existing character, and wherever possible, the existing form and style of the remaining character housing. The provisions also ensure that the heritage values, residential amenity and special character of the precinct are recognised and protected for present and future generations through the land development process.

In order to achieve its objective to protect this unique character area, the City has established provisions and guidance in relation to future development forms, scale and style, streetscape characteristics and other controls that will reflect appropriate siting, density, landscaping and aesthetics to complement the already established character and heritage of the area.

These provisions have resulted from a review and updating of the earlier "Busselton Heritage and Special Character Area Policy" (adopted by the Council 9 February 2000), and includes greater detail regarding the preferred character elements, including form and scale, to be required of new development. A greater emphasis is also placed on guidance for enhancing the public domain in a manner consistent with contemporary City policies and practice.

2.1 Statement of intent

It is the intent of these provisions to encourage an appropriate scale and character of commercial development within the Area, which retains the existing character and the existing form and style of the remaining character housing.

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2.3 Objectives

- (i) To identify, conserve and protect the urban and streetscape character of the Special Character Area;
- (ii) To encourage the retention of the key elements of the existing built form and landscape within the Area;
- (iii) To ensure that new buildings, changes of landuse, redevelopment and alterations/additions of existing premises, can be accommodated without adversely affecting the identified character or the cultural heritage significance of Municipal Inventory Listed buildings; and
- (iv) To more clearly articulate the City's land use intent for the Area for the benefit of landowners and the general community.

2.4 Application

These provisions apply to all land within the Adelaide Street Special Character Area, as shown in the map at Appendix 1.

These provisions should be read in conjunction with the City of Busselton District Town Planning Scheme, the Residential Design Codes of Western Australia, the City of Busselton Municipal Heritage Inventory (2006), Local Heritage Conservation Planning Policy, the Busselton Town Centre Streetscape Manual (as updated and amended from time to time), and other relevant City policies.

Variations to the Policy provisions may be approved by the City where the objectives and performance criteria (if they apply) can be met.

Proposals for properties listed on the City's Municipal Inventory shall be considered in the first instance against the provisions of that instrument and against the City's Heritage Conservation Policy. The proposal shall then be considered against the intent of these provisions. Compliance with either of these instruments does not remove the need to comply with these provisions.

2.5 Background

As the Busselton town centre continues to expand as a commercial, tourist and residential destination, a number of properties in close proximity to the town centre will be redeveloped for higher density residential and commercial purposes. The redevelopment of some of these areas for commercial purposes may adversely impact on the identifiable local character of parts of the town unless aspects of local streetscape character are actively managed through the planning process.

Commercial land use expansion has contributed to an erosion and loss of urban, neighbourhood and streetscape character in some parts of the town, particularly some of the older residential streets near the town centre. In some instances redevelopment of what were previously older residential areas with new commercial premises has achieved mixed success in retaining streetscape and urban character. Where this has occurred with some degree of success this has occurred as a matter of chance rather than as an intended and coordinated outcome with a proper planning purpose. Without proper provisions and guidance, the loss of the streetscape character may continue to occur in the longer term.

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The Adelaide Street area displays a high degree of neighbourhood character, built form intactness, streetscape character and period of settlement and has been recognised by the City as being special and requiring special planning controls. There are also a number of other urban elements such as the age and condition of the building/housing stock, topography, the absence of off street parking, the character of the vegetation/gardens and fencing styles/materials which contribute to this character.

The Adelaide street area is largely zoned “Business” under the Planning Scheme (the Scheme) and it is anticipated that this zoning will stimulate pressure for land use change from largely residential to other uses more aligned with the Scheme. This could have consequential impacts on changes to the built form. Such an impact could erode the character of the Area. Also the Scheme may allow for higher residential densities and more intense development than what has historically been permitted. This has the potential to impact on the character of the area. It is the intent of these provisions that any change of land use or redevelopment should occur with minimal impact on the physical/built character of the Area. The purpose of these provisions is to ensure that land use and development changes can be accommodated without damaging the identified character of the Area.

Within the Adelaide Special Character Area there are a number of buildings with significant cultural heritage values which contribute to this character. Theses places have status under the Scheme and the Municipal Heritage Inventory. These provisions seek to recognise the significance of these buildings by ensuring proper regard is given to the redevelopment of neighbouring properties.

The Policy provisions are aimed at maintaining, as far as practicable, the established and recognised character of the Area. Application of the specific provisions will aid in the ongoing preservation of the area’s intrinsic values.

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3. INTERPRETATION

N/A

4. POLICY STATEMENT

The standards and requirements are addressed in the following provisions (elements). The elements to be considered through the development assessment process include the following:

- A Front and side setbacks;
- B Building form, proportions and style;
- C Materials and colours;
- D The location of off street car parking;
- E Landscaping and other treatments in the front setback area.

ELEMENT A – Front and Side Setbacks

- A1 Front and side setbacks for new development on Adelaide Street and West Street need to ensure that the existing setbacks and streetscape character are retained.
- A2 The front setback for development shall be generally not less than 7.5 metres. This also means the front setback to a garage or carport. The front setback may be reduced where the reduction in setback would be consistent with the setback of development on an adjoining lot, and/or such reduction will not be detrimental to the desired streetscape or objectives or intent of this policy.
- A3 Any new development is preferred to be setback from both side boundaries in order that the established building rhythm and streetscape character is retained. The use of parapet walls may be permissible provided the wall is in proportion with and sympathetic to surrounding development and is and in keeping with the objectives of this policy.
- A4 The front and side setbacks for development on lots fronting Queen Street shall be considered on its merits in the urban context of where it is proposed.

Performance Criteria

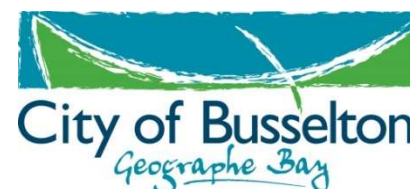
In the event that the City is requested to consider a lesser front setback, before exercising its discretion to vary or override this provision, it shall first consider the following:

- (i) The impact of the proposed variation on the existing built form and streetscape qualities of the locality;
- (ii) The loss of landscaped areas, significant remnant vegetation;
- (iii) The form, quality and appropriateness of development proposed for the front setback area; and
- (iv) Existing setbacks on adjoining lots.

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ELEMENT B – Building Form, Proportions & Style

- B1 New commercial development on lots facing Adelaide Street should preferably be accommodated within existing buildings, which may be retrofitted or extended to accommodate the change of use. Any building extensions should preferably take place (i) behind the existing dwelling, or (ii) at an upper level, but set back from the front building line by at least 3.0 m.
- B2 In the case of new commercial or residential buildings facing Adelaide Street, their form and style shall be compatible with surrounding and nearby buildings in regard to their type of construction, and their form, style and detailing.
- B3 New development, alterations or extensions to existing buildings is to have a compatible scale and proportion to surrounding development when viewed from the street.
- B5 Pitched roofs of a minimum 25 degrees shall be provided. Flat or skillion roofs, other than for verandahs, will not be permitted unless these are consistent with an existing roof pitch of the building.

ELEMENT C – Materials and Colours

The following schedule of appropriate (preferred) materials and colours shall be encouraged:

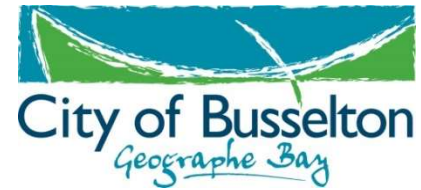
General construction	Preferably light weight, framed construction for at least the first one-third of the depth of the building when viewed from the street.
Wall materials – types & proportions	Dominant materials (front one-third) - timber weatherboards, fibre cement “boards”, painted flat fibre cement sheeting, custom orb profile steel sheeting. Supplementary materials - rendered masonry, local stone.
Roof materials	Custom orb profile steel sheeting.
Front & side wall colours	Mid to dark shades of beige, brown, greys, white/ cream or blues.
Roof colours	Red, white, grey, blue, natural corrugated iron (where necessary for a heritage building). Note: Current proprietary colours which match these colours are Manor Red (red), Jasper, Dune or Shale Grey (grey), and Blue Ridge or Deep Ocean (blue).

- C1 Traditional building materials and finishes, as well as more contemporary features, will be permitted.
- C2 Commercial shop fronts with large expanses of glass, large wall openings and aluminium frames may be inappropriate to the precinct and will be discouraged.
- C3 Modern tilt-up concrete construction is not currently used within the precinct. This form of walling is characterised by large flat surfaces with little or no detailing. The use of tilt-up concrete construction for new development within the precinct will therefore only be permitted if the developer can demonstrate clearly and to the City’s satisfaction that proposed articulation, detailing and the provision of windows is compatible with the objectives of these provisions.

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ELEMENT D – The Location of Off Street Car Parking

- D1 A plan for on street parking, theme tree planting and improved footpaths shall be developed by the City to facilitate the improvement of on street facilities and improve the amenity and character elements of the street.
- D2 The provision of off street car parking within the front setback area of lots should be avoided due to the physical impacts and character changes such provision could have.
(Very few sites within the Area contain car parking within the front setback area.)

ELEMENT E - Landscaping and Other Treatments in the Front Setback Area

E1 Planting

The planting of gardens and trees within the front setback areas of new developments will be encouraged.

Local/indigenous species – such as WA peppermints - which flourish in the local conditions are most appropriate. A schedule of appropriate species is available from the City.

Trees and other significant native vegetation shall not be removed without the written approval of the City.

E2 Front Fences

If a front fence is proposed, it shall be low (to 1.2m maximum) and built of materials that are appropriate to, and complement, the building such as:

- timber post & rail
- timber post & rail with cyclone mesh or woven wire infill
- simple timber pickets
- local stone
- rendered masonry

Gates shall match the style and scale of the fence.

Front hedges of a similar maximum height are encouraged.

The following front fence materials are discouraged:

- “super-six” style fibro cement sheeting
- sheet steel

DEVELOPMENT APPLICATION REQUIREMENTS

In some instances additional information may be required to be submitted to enable the proper assessment of an application. This additional information may include the following:

- A statement of heritage impact for any heritage place likely to be affected by a new development. This shall include the context of the building if proposed on a neighbouring property.

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- A site plan showing adjacent properties, buildings, trees and structures such as fences at 1:20 scale minimum.
- Front elevation(s) of the new development to include elevations of adjoining properties at a scale of 1:100.
- A schedule of all external materials and colours.

Any development application relating to a Category 1 or Category 2 site shall be referred to the Heritage Council of WA for its consideration, and comments received shall be taken into account by the City in making its decision on the application.

5. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	10/3/2010		C1003/069	
Previous Adoption	DATE		Resolution #	

* Policy number changed from LPP 3E to LPP 3.6 on the 11th May 2020. The change is administrative only, no resolution by Council required.

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APPENDIX 1

