

16.5 TOWN PRECINCT

This precinct includes the urban centres of Waroona and Hamel and surrounding area. It comprises the areas of Residential, Special Residential, Town Centre, Mixed Use, Light Industry, Rural Smallholdings and Public Purpose.

Residential		
Objective	To provide for the enhancement of the Waroona and Hamel townsites and the planned expansion of the Waroona townsite to met future residential demand.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m ² (R12.5), except in proximity to Waroona Town Centre where average 300m ² (R30) to be applied.	
Setbacks	As per the Residential Design Codes.	

Considerations

Residential development to comply with the Residential Design Codes.

Consideration to be given to the preparation of design guidelines, particularly for Hamel where there are consistent period-specific streetscapes.

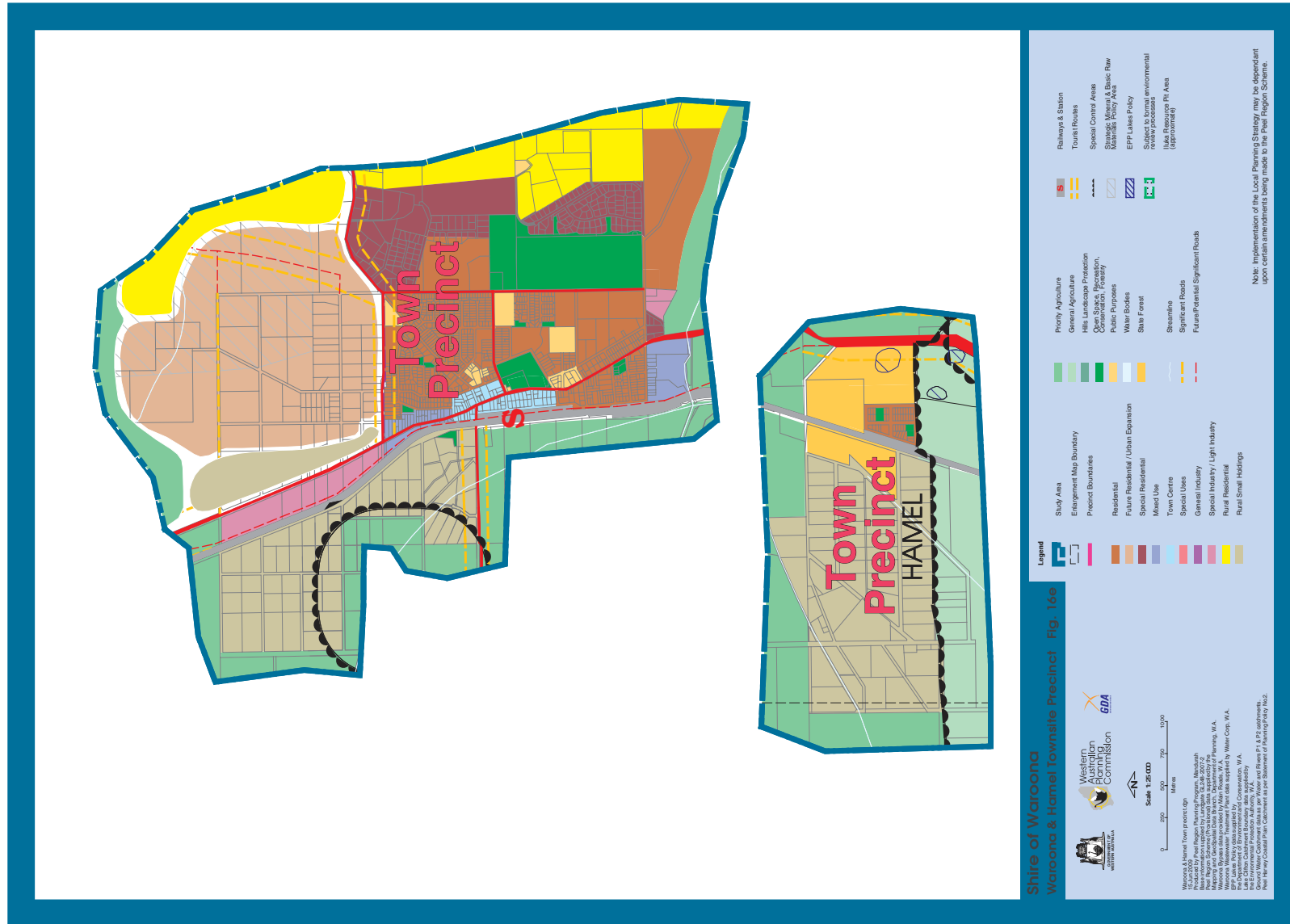
Rezoning of rural land to residential is to occur in a staged manner balancing the demand for residential land with the potential lot capacity in existing zoned areas.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of open space, drainage infrastructure and road links to be addressed in the plans.

Open Space in broadacre subdivisions to be provided in accordance with WAPC guidelines.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Figure 16e – Town Precinct



Special Residential		
Objective	To provide adequate larger residential lots in proximity to Waroona in locations with good residential amenity and where the environmental impacts can be adequately managed.	
Uses	Primary	Discretionary
	Single House Home Office Home Occupation	Industry - Cottage
Lot sizes	Minimum lot size of 2000m ² . Larger lots will be required where there is an environmental imperative, including the protection of remnant vegetation, watercourse or wetland or to ensure that the site is capable of handling septic systems.	
Setbacks	Road	Side/Rear
	10 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	5 metres

Considerations

Lots to be serviced with reticulated water.

All lots shall be connected to a reticulated sewerage system, except where reticulated sewerage is not available in which case onsite effluent disposal may be considered in accordance with Clause 5.7 of Statement of Planning Policy No.2.1 'Peel Harvey Coastal Plain Catchment Policy'.

Rezoning of rural land to special residential is to occur in a staged manner balancing the demand for special residential land with the potential lot capacity in existing zoned areas.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be developed, rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Broadacre residential sites involving multiple ownerships to be the subject of an outline development plan prior to subdivision. The location of drainage infrastructure and road links to be addressed in the plans.

A Subdivision Guide Plan is to be prepared to the Shire's satisfaction as part of the rezoning to Special Residential.

Rezoning proposals in remnant vegetation must be accompanied by a fire management plan prepared to the satisfaction of the Fire and Emergency Services Authority and the Shire.

Broadacre subdivisions to be designed in accordance with urban water sensitive design principles.

Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop Showroom Office Fast Food Outlet Restaurant Medical Centre Consulting Rooms Civic Use Community Purpose	Warehouse Motor Vehicle Sales Group Dwelling Multiple Dwelling Single House Home Occupation Home Office Residential Building Child Care Premises Industry – Cottage Motor Vehicle Repair Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

Considerations

Development is to have regard to the 'Waroona Town Centre Strategy'.

All development is to face and interact with road frontages in the town centre, in particular South Western Highway and Fouracre Street.

Adequate on-site parking is to be provided for new developments.

The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.

New developments to create pedestrian friendly environments, including the provision of awnings and maximum use of glazing to street frontages.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m² per dwelling (R30).

Mixed Use		
Objective	To provide for a mix of residential and compatible service industries, including opportunities for live/work lots.	
Uses	Primary	Discretionary
	Single House Office Industry – Cottage Warehouse Showroom Home Occupation Home Office	Hotel/Motel Industry – Service
Lot sizes	Minimum lot size of 1,000m ² .	
Setbacks	Road	Side/Rear
	6 metres	1.5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Light Industry		
Objective	To transition the existing industrial areas surrounding the Waroona townsite to light and service industries that have an improved visual amenity and are compatible with neighbouring residential uses.	
Uses	Primary	Discretionary
	Industry – Light Industry – Service Industry – Rural Warehouse Showroom Office	Motor Vehicle Repair Caretaker’s Dwelling
Lot sizes	Minimum lot size of 1,000m ² .	
Setbacks	Road	Side/Rear
	15 metres	5 metres
<p><u>Considerations</u></p> <p>All development is to face and interact with road frontages in the zone.</p> <p>The front setbacks to contain a high percentage and standard of landscaping.</p> <p>Adequate on-site parking is to be provided for new developments.</p> <p>The Shire will seek to minimise the number of crossovers to South Western Highway, including requiring the exclusive use of a secondary street or reciprocal rights of access, where possible.</p> <p>The Shire has the right to impose conditions relating to the hours of operation of a business.</p>		

Rural Smallholdings		
Objective	To consolidate the existing lots west of Waroona and Hamel that offer hobby farming and lifestyle opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery
Lot sizes	Minimum lot size of 2 hectares shall apply to the lots west of the Waroona and Hamel townsites. Minimum lot size of 1 hectare shall apply to the lots fronting the eastern side of South Western Highway north of Waroona.	
Setbacks	Road	Side/Rear
	20 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

Considerations

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Reticulated water supply is to be provided for any 1 ha lots fronting the eastern side of South Western Highway north of Waroona.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Public Purpose		
Objective	To provide land for a variety of community and civic uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Single House Group Dwelling Home Occupation Home Office Residential Building Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	
<p><u>Considerations</u></p> <p>Existing residential uses on Public Purpose land shall be permitted to continue. New residential uses only to be permitted where ancillary to public purpose or it is determined that the site will not be required for a public purpose in the future.</p> <p>A high standard of landscaping will be expected on new public purpose developments.</p>		

Future Residential	
Objective	To provide for the long term expansion of the Waroona townsite with a variety of lot sizes consistent with the rural character of the existing town.
Uses	Subject to an Outline Development Plan for the area.
Lot sizes	Subject to an Outline Development Plan for the area.
Setbacks	As per the Residential Design Codes.
<p><u>Considerations</u></p> <p>Future development will be consistent with a detailed outline development plan to be adopted by the Shire and the WAPC.</p> <p>Rezoning, subdivision and development will not be supported until such time as the outline development plan has been adopted and other townsite development areas that are already zoned 'Residential' have been suitably developed.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p>	