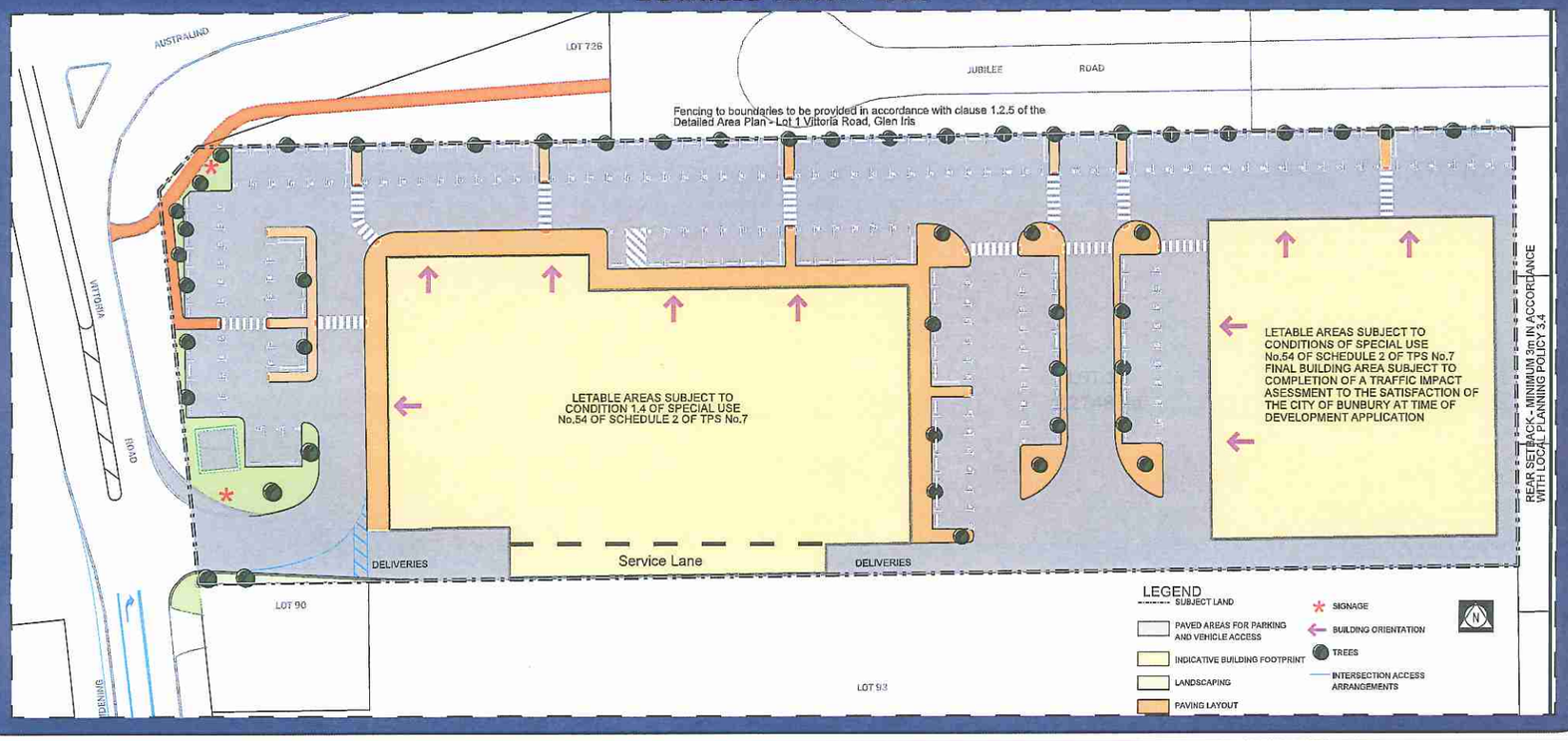
DETAILED AREA PLAN FOR BUNBURY FARMERS MARKET
LOT 1 VITTORIA ROAD GLEN IRIS

DETAILED AREA PLAN



1 GENERAL STANDARDS FOR LAND USE &DEVELOPMENT

1.1 Land Use & Development

The development and use of premises is to be in accordance with the requirements of the endorsed Detailed Area Plan for Lot 1 Vittoria Road, Glen Iris, the applicable Scheme provisions and and Local Planning Policies.

1.2 Detailed Area Plan Requirements (DAP Text)

1.2.1 Development in accordance with this DAP is deemed to comply. However, alternative designs may be considered subject to demonstration that the proposed land use and/or development is in keeping with the intent of the DAP to the satisfaction of the Local Government.

1.2.2 Vehicle Access and Parking and Pedestrian/Cyclist Access

(a) On-site vehicular and service vehicle access is to be in accordance with the Detailed Area Plan.

(b) Car Parking is to be provided in accordance with the requirements of Town Planning Scheme No.7 and generally in accordance with the Detailed Area Plan.

(c) Access point (Crossover) shall be in accordance with the Detailed Area Plan.

(d) Paving should be used to enhance and identify pedestrian/cyclist access.

(e) Any car parking or open areas facing streets shall be enhanced with extensive tree planting, to present a quality street frontage.

(f) Vehicular Access Arrangements to Vittoria Road are to be designed and implemented in accordance with the requirements of a Road Safety Audit to the satisfaction of Main Roads WA and City of Bunbury,

(g) The developer will be required by the City of Bunbury, as a condition of development approval, to make a proportionate contribution to the future upgrade of Vittoria Road.

1.2.3 Building Form

1.2.3.1 Building Setbacks

(a) The minimum setbacks shall comply with Special Use 54 of Schedule 2 – Special use Zones, Conditions 3.4 and 3.5 and those specifically identified on the DAP.

(b) Setback to the rear boundary shall be in accordance with City's Local Planning Policy (LPP) – Non-Residential Development within or adjoining Residential Areas.

1.2.3.2 Building Height

The maximum building height shall be in accordance with Local Planning Policy No. 4.12 – Building Height.

1.2.3.3 Facades

(a) All street elevations shall provide a high degree of architectural design detail at the pedestrian scale;

(b) Long straight, unrelieved, horizontal lines at the pedestrian level should be broken by interesting design devices;

(c) The façades fronting car park areas are to include an awning or verandah to provide protection for pedestrians;

(d) The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and or strong visual displays;

(e) Plant rooms, servicing areas shall be screened from the Australind Bypass.

1.2.4 Entrances

(a) The entrance to the building is to be clearly visible and not obscured by columns, planting or other features. Major doorways should be evident and be clearly legible.

(b) Major entrances should include access for people of limited mobility. Access will be required as under the Building Code of Australia.

1.2.5 Fencing

(a) Subject to not exceeding a maximum height of 3.5m, a masonry wall with a minimum height of 2.2m above finished ground level shall be constructed along the full length of property boundaries of any proposed non-residential development adjoining residential premises at the applicant's (for non-residential development) expense (Note: The applicant is required to consult Water Corporation for preliminary engineering solution matters regarding proximity to the Water Corporation access chambers at the south east corner).

(b) Fencing along Vittoria Street frontage, if proposed shall consist of 1.8m high fence with open infill above 750mm above the natural ground level with 1.5 metre wide opening for pedestrian/cyclist access.

(c) No fibro cement fencing is permitted.

(d) Fencing Shall be erected at the northern boundary of the lot along Jubilee Road and shall consist of 1.8m high fence with open infill above 750mm above the natural ground level and maintained at all times

1.2.6 Landscaping Plan

(a) A detailed landscaping plan shall be required as a condition of planning approval. The plan shall include details of planting, lighting and paving. The design of the planting component must comply with the general principles identified on the Detailed Area Plan. Information provided shall include all plants clearly labelled and located, proposed numbers, sizes and spacing of plants and details of soil improvement and reticulation.

1.2.7 Signage

1.2.7.1 Signage Affixed to Building Facades

(a) Signage affixed to overhead structures are to have a minimum head room clearance of 2.75m.

(b) The following is not permitted

a. Exposed fixings

b. Animated or flashing signs

c. Black lights

(c) Signs are to be kept clean and in good and safe working conditions.

(d) Signage affixed to glazed areas or walls is not to obstruct visibility of major entrances.

1.2.7.2 Freestanding Signs

(a) Free standing signage is to be located in accordance with sites identified in the Detailed Area Plan map.

(b) Signs are to present minimal disturbance to sightline and obstruction to pedestrian or vehicular movement.

(c) The scale of the signs are to be in keeping with the built form and not exceed the highest built form element.

1.2.7.3 Ancillary Advertising (Portable Signs)

(a) Ancillary advertising is to be limited to 4 portable sign (ie: sandwich board or similar)

(b) The portable sign shall not exceed 1 metre in height

(c) Not exceed 1m2 in area on any side

(d) Not be erected in any position other than immediately adjacent to the property

(e) Be removed each day at the close of the business and not be erected again until the business next opens for trading

(f) Be secured in a position in accordance with any requirements of the local government

(g) Be placed so as not to obstruct or impede the reasonable use of a thoroughfare or access to a place by any person

(h) Be maintained in good condition.

1.2.8 Drainage

(a) Water management to be addressed in accordance with the approved Urban Water Management Plan.

1.2.9 Noise

Before a development application is determined, a report must be prepared by a qualified acoustic engineer, who is a member of the Australian Acoustical Society, detailing the possible noise emissions from the subject development and comparing them to relevant noise criteria. Should the predicted / measured results not comply with the criteria, the report must detail appropriate actions and mitigation measures to be undertaken to ensure that noise emissions do not contravene the provisions of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997. The report will be at the full cost of the owner/applicant and must be submitted to the satisfaction of the Local Government. Any endorsed report will be used in the assessment and determination of the development application.

1.2.10 Matters not considered by the DAP

The requirements of the Scheme shall be satisfied with respect to all other matters to the satisfaction of the Local Government.

2. VARIATION OF DEVELOPMENT REQUIREMENTS

2.1 In exercising any discretion the Local Government should ensure that the variation will not contravene the following provisions of the Scheme -

(a) purpose of the DAP;

(b) section 1.6 The Aims of the Scheme;

(c) section 4.2 Zone Objectives; and

(d) section 10.2 Matters to be Considered by Local Government.

3. DEVELOPMENT IMPACT STATEMENT

3.1 Where an application proposes a variation to one or more of the DAP requirements, or is considered to have a significant impact on the existing conditions of a locality, the Local Government shall require a Development Impact Statement to be submitted for assessment as part of an application for planning approval, unless the requirement has been waived by the Local Government.

3.2 The report is to be undertaken to the satisfaction of he Local Government and contain the following information in sufficient detail to permit the Local Government to make a proper development assessment of any proposed variation as part of a planning application -

(a) the location of the subject site and the specific design of the proposed development and all facilities proposed to be provided;

(b) site analysis showing the location of existing and proposed buildings on the premises, relationship to adjoining and surrounding buildings and the designs of existing and likely development including the character of the streetscape in the vicinity of the subject lot/ development site; and

(c) any other relevant information requested by the Local Government.

4. NOTIFICATION & ADVERTISING

Where advertising is required to be undertaken or is deemed to be required by the Local Government, advertising will be undertaken in accordance with the provisions of section 9.4 of the Scheme.

APPROVED
21/3/2012
Delegated under s.16 of the Planning & Development Act 2005

Ref: 08015P-DP-01 INN