

1 INTRODUCTION

This Policy has been prepared to establish Council's policy requirements for the development of the Secret Harbour Town Centre. It should be read in conjunction with the adopted Indicative Development Plan (IDP). It is intended that the Policy will create a flexible framework that is clear and concise, within which an integrated Town Centre will be created.

2 POLICY APPLICATION

This Policy applies to all applications for development and subdivision within the Secret Harbour Town Centre, and to any proposed modification to the IDP.

The Policy is structured such that it contains a set of General Requirements that pertain to the entire Secret Harbour Town Centre. The Council will assess all applications against the relevant criteria as set out in Part 6 – 'General Requirements' of this Policy.

3 POLICY OBJECTIVES

The objectives of this Planning Policy are as follows:-

- (i) To create a Town Centre which will be the primary social and commercial focus of the locality and surrounding district.
- (ii) To achieve an integrated townscape character that incorporates Main Street design principles.
- (iii) To create a built environment and landscape that will make a substantial contribution to the sense of community and identity of Secret Harbour.
- (iv) To achieve a contemporary, mixed use development by incorporating the best features of commercially successful townscapes.
- (v) To allow the Town Centre to grow in stages, whilst maintaining a 'sense of being' at every stage.
- (vi) To maintain flexibility to ensure that various land use combinations can be incorporated as demand emerges.

4 RELATIONSHIP WITH LIVEABLE NEIGHBOURHOODS

This Policy aims to implement the objectives and requirements of '*Liveable Neighbourhoods*'. Applications for subdivision and development shall be consistent with *Liveable Neighbourhoods*, unless otherwise stated in this Policy.

5 INDICATIVE DEVELOPMENT PLAN

An Indicative Development Plan has been prepared for the Town Centre which illustrates building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, indicative carparking layouts and any other information required by the Council to allow for the Policy objectives to be met.

In applying the Secret Harbour Town Centre Policy, the Council shall have regard to the principles and intent of the adopted IDP.

6 GENERAL REQUIREMENTS

This section details and incorporated a set of planning principles for land located within the Secret Harbour Town Centre.

6.1 Location

These General Requirements apply to an area generally bounded by Warnbro Sound Avenue, Secret Harbour Boulevard and second nine holes of the Secret Harbour golf course. This envelopes encloses an area of approximately 20 hectares and will be referred to as the Secret Harbour Town Centre.

6.2 Desired Future Character

The Town Centre will be the major commercial and social centre of Secret Harbour and its wider district centre catchment. An integrated, distinctly urban townscape character is envisaged, with a legible network of human scaled streets and public spaces defined by an ordered and generally contiguous framework of active, street front buildings.

6.3 Preferred Uses

Subject to the provisions of Town Planning Scheme No.2 (Table No.1 – Zoning Table) and the Development Guidelines in Section 6.4, preferred uses within the Town Centre include:-

- Retail
- Office and Commercial
- Civic and Community
- Arts and Entertainment
- Eating and Drinking Places
- Residential (Medium Density)
- Showrooms
- Consulting Rooms

6.4 Development Guidelines

Development will generally be required to adhere to the following standards:-

6.4.1 Generally

- (i) The Town Centre is to be developed as a mixed use area conforming to an urban townscape discipline that incorporates Main Street Design Principles.
- (ii) Buildings must address the public street and major public spaces with generally contiguous frontages which abut the road reserve boundary, subject to minor variations at building entries, ground level colonnades and as generally illustrated on the IDP. Residential buildings outside of the Core Precinct will have generally reduced front setbacks, to be determined on a street by street basis.
- (iii) Side and rear building setbacks will generally be determined by reference to the IDP, subject to review by the Council of individual land use and siting proposals and compliance with relevant health, building and safety regulations.

- (iv) In keeping with the desired urban form and streetscape character, a general height limit of 12 metres above ground level shall apply to all development, unless otherwise determined by Council, taking into account the objectives of this Policy.
- (v) Notwithstanding point (iv) above, all buildings within the Core Precinct, with a direct street frontage are to be a minimum two stories or equivalent parapet height.
- (vi) Buildings within the Core Precinct that have a street frontage are to provide a continuous pedestrian shelter at street level through a generally continuous street verandah (awning) treatment that is a minimum 2.5m wide. Verandah posts within the road reserve are generally not supported.
- (vii) Buildings fronting the streets within the Core Precinct shall be designed to achieve an appropriate use profile with an active, ground floor street frontage predominantly incorporating retail, entertainment cafes, restaurants and similar uses.
- (viii) Within the Core Precinct, to allow for robust buildings, a minimum ground floor to first floor height of 3.2 metres with a minimum 3.0 metres ceiling height is to be provided.
- (ix) A maximum residential density of R60 will apply to residential development, although any mixed use development which meets the spirit of these guidelines will be judged on its merits. Standard open space, setback and car parking provisions in the Residential Design Codes will not be appropriate to the envisaged urban-scaled townscape of the Town Centre and minimum standards will be established upon considering the respective merits of the proposal.
- (x) All buildings within the Town Centre shall be designed according to accepted CPTES ('Crime Prevention Through Environmental Design') principles. Specifically:
 - Building frontages along the streets within the Core Precinct shall be designated as 'primary frontages' requiring the highest level of street front activation, and shall incorporate and maintain transparent glazing to the shopfront of more than 60% of the ground floor façade.
 - Residential buildings elsewhere in the Town Centre shall incorporate and maintain elements of unobscured glazing to ensure that the building address and provide visual surveillance of the streets
- (xi) Carparking will not be permitted between the road reserve boundary and building frontages. All carparks must be contained within the blocks defined by generally contiguous street front buildings.
- (xii) Carparking standards are to be in accordance with Table 3 of Town Planning Scheme No.2 (TPS No.2).

In recognition that the Secret Harbour Town Centre is being developed in accordance with Main Street design principles, car parking requirements may be reduced to a minimum of 1 bay per 20m² for retail development, as well as dispensations for reciprocal parking for activities that operate outside core retail trading hours.

Note: Clause 4.20.1 of TPS No.2 states that except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the Council may, notwithstanding the non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit.

- (xiii) Developers, where it is considered appropriate, will be required to provide landscaped carparking areas, building forecourts etc. to the satisfaction of the Council.
- (xiv) To maximise street front continuity, the number of breaks in the street frontage will be kept to a minimum. Specifically, access driveways to central carparks will be kept to a minimum, consistent with attaining satisfactory access and traffic circulation, generally in accordance with the IDP.

Similarly, land uses which include a drive-through mode of operation (other than emergency services facilities) will not be permitted along street frontages within the Town Centre.

- (xv) Service access, including refuse and bin storage for all commercial buildings, should be from the rear of street front premises.

6.4.2 Materials and Finishes

- (i) To complement the rare landscape qualities of Secret Harbour, buildings in the core of the Town Centre should express a massing and articulation of surfaces consistent with the provision of the shelter in an exposed coastal environment.
- (ii) Buildings shall generally be of masonry construction although alternative materials may be considered, subject to their quality of design and the degree to which they can be demonstrated to fulfil the built form objectives of this Policy.
- (iii) Masonry walls should be constructed with a limestone or similar rendered brick/block external finish. External face brickwork will not be acceptable for commercial, civic and mixed use buildings.
- (iv) A variety in roof types will be encouraged along commercial and residential street frontages.
- (v) 'Zincalume' or similar finished metal roof sheeting will not be permitted where a roof surface may be visible from the street or other public places.
- (vi) Reflective glass and glass curtain wailing of buildings will not be permitted.
- (vii) To facilitate street-side dining and cafes, verandahs supported by posts or other structures which would fragment the space of the pedestrian pavement will not be permitted on main street, around the town square or along the central east-west cross street.

Developers will be encouraged to incorporate colonnaded arcading and/or appropriate cantilevered awnings to provide shade, shelter and a sense of diversity to street frontages.

- (viii) Signage and advertising will be controlled to create an appropriate balance between townscape quality and commercial vibrancy.

- (ix) External paving, lighting and landscaping will be co-ordinated within a townscape palette approved by the City.
- (x) The standard of privately owned street furniture, planter tubs and wind screening devices, which may be associated with street side dining and cafes, will be required to meet with the approval of the City, as appropriate. In general, plastic tables and chairs and plastic planters will be not comply with the desired streetscape standard.

7 APPLICATION PROCEDURE

Applications for planning approval for development within the Secret Harbour Town Centre shall be made on the form prescribed by the City, and shall be signed by the owner(s), and accompanied by the following information:-

- (i) A written submission describing the proposal, which should include confirmation that the requirements of this Planning Policy can be achieved;
- (ii) Such plans and other information that the Council may reasonably require to enable the application to be determined. Refer to clause 6.2.2 of TPS No.2;
- (iii) Any specialist studies that the Council may require the application to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;
- (iv) Details of any proposed signage to be erected, together with a separate application for a sign licence to the City's Building Services;
- (v) The payment of an Administration Fee as detailed in the City's Planning Information Bulletin No.2.2 – Scale of Fess for Planning Services.

8 AUTHORITY

This Planning Policy has been adopted by the Council under clause 8.9 of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the Council in respect of any application for planning approval, the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

9 INTERPRETATIONS

For the purpose of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:-

Council: *means the Council of the City of Rockingham.*

Residential Design Codes: *means State Planning Policy 3.1 Residential Design Codes (Variation 1) as amended from time to time.*

For the purposes of this Planning Policy, the following terms shall have the following meaning:

Core Precinct: *means the area shown on the adopted Indicative Development Plan for the Secret Harbour Town Centre.*

Liveable Neighbourhoods: means “Liveable Neighbourhoods: a Western Australian Government sustainable cities initiative”, an operational policy prepared by the Western Australian Planning Commission and the Department for Planning and Infrastructure in October 2007 (as amended from time to time).

10 DELEGATION

Where an application for planning approval have been the subject of a process of community consultation and substantiated objections are received, the application for planning approval will be referred to the Council for determination.

All other applications for planning approval that comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 8.10 of Town Planning Scheme No.2 and Planning Procedure No.1.1 – Delegated Authority.

11 ADOPTION

This Planning Policy was adopted by the Council at its ordinary Meeting held on the 24th February 2009.

12 REVOCATION

This Planning Policy supersedes the Council’s Statement of Planning Policy No.6.11 – Secret Harbour Town Centre.

Appendices

1. Adopted Indicative Development Plan for the Secret Harbour Town Centre.



- 1 FRONT LOADED COTTAGES
- 2 REAR LOADED COTTAGES
- 3 EXISTING STREET FRONT RETAIL
- 4 FUTURE STREET FRONT RETAIL
- 5 MIXED USE/RESIDENTIAL
- 6 OFFICE/OTHER COMMERCIAL
- 7 COMMUNITY/OTHER COMMERCIAL
- 8 CAR BASED BUSINESS COMMERCIAL
- 9 SUPERMARKET/RETAIL
- 10 EXISTING SPECIALTY SHOPS
- CORE PRECINCT

INDICATIVE DEVELOPMENT PLAN
SECRET HARBOUR TOWN CENTRE