



Draft Local Planning Policy 29 – Development in Flinders Bay

AMRShire Planning Policy

July 2015

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies

1.0 Introduction

This Local Planning Policy is to be read in conjunction with the Explanatory Guidelines which support and explain the detail contained in the Local Government's Local Planning Policies.

The Shire of Augusta Margaret River has identified Flinders Bay Heritage Conservation Area as an important settlement with particular heritage value worthy of being conserved, preserved and enhanced. Flinders Bay has a unique character with the surviving examples of coastal shacks, informal winding streets and the incorporation of vegetation, all which are valued highly by the community.

2.0 Objectives

To ensure that any future development is in keeping with the heritage values of the settlement of Flinders Bay. Development consists of demolition, erection, construction, alterations, or additions to any building or any structure and clearing of any vegetation.

In accordance with the aims of the Scheme the following objectives of this policy are:

- (a) To conserve and protect the remaining heritage significance of Flinders Bay.
- (b) To encourage new development that is both sympathetic and compliments both the character and appearance of the existing buildings within Flinders Bay.
- (c) To preserve and retain the unique characteristics of the streetscape of Flinders Bay.
- (d) To preserve, maintain and enhance the existing vegetation found in Flinders Bay.

3.0 Application

The provisions of this Policy apply to all land within the area defined by the Local Planning Scheme Maps No.1 maps as Special Control Area 4 Flinders Bay, as detailed in the Plan at Attachment 1 to this Local Planning Policy.

4.0 Accompanying Material

Development or redevelopment in Flinders Bay may require additional material to that ordinary part of a planning application, in order to assist with the determination of the application. The additional material has been outlined under Local Planning Policy 27 – Heritage Places, and is additional to the requirements set out under clause 9.3 of LPS1.

5.0 Policy Measures

5.1 New Development

New development in Flinders Bay should complement the scale and proportions of existing buildings on site, and that of neighbouring buildings. As part of the assessment of an application for planning approval, the following matters shall be considered:

- (a) Existing buildings that are considered to reflect the style and design of the original housing stock of Flinders Bay are to be preserved, conserved and are recommended to be sympathetically adapted into new development.
- (b) New development is required to complement the scale, mass, and character of the existing buildings on site, the neighbouring dwellings and the streetscape.
- (c) Where existing buildings are preserved, the colours and materials of the new development are to complement the colours and materials of existing buildings on site.
- (d) Outbuildings and garages are not permitted to be located in front of the dwelling, and are required to be located either at the side or rear of the site. If an application submitted is for the replacement of an existing approved garage or outbuilding, and there has been proven to be no suitable alternative location, consideration will be given to an appropriate location at that time. The assessment will be to consider the impact of a garage or outbuilding within the streetscape of Flinders Bay.

5.2 Streetscape

The pleasant informal streetscape is to be preserved. As part of the assessment of an application for planning approval, the following matters shall be considered:

- (a) Maintenance and preservation of the traditional informal layout and landscaping of the narrow winding residential streets.
- (b) Development is to respect and complement the informal lot setbacks, orientations and existing development pattern.
- (c) Maintenance of an open outlook onto the street and preservation of the open, informal space between neighbouring buildings and other buildings on the property.
- (d) The use of sealed crossovers is not considered suitable, and where existing crossovers can be removed and reinstated this is a preferred outcome of development.
- (e) Boundary fencing and walls are not permitted. If some form of boundary treatment is required, landscaping or the use of natural features is an option. A limited area of open style fencing may be considered in exceptional circumstances where not otherwise in conflict with the preservation of this policy.

5.3 Vegetation

The types of vegetation that can be found in Flinders Bay are a contributing factor to the character of the area, and are to be preserved and enhanced where possible. As part of the assessment of an application for planning approval, the following matters shall be considered:

- (a) Maintenance and preservation of vegetation Flinders Bay, within both private and Shire maintained land.

- (b) The location of development should minimise the removal of vegetation on the site. Where vegetation is permitted to be removed as a consequence of development, this should be offset by additional planting elsewhere on a the site.
- (c) The removal of vegeation from within the road reserves is not permitted, and no works are permitted that involve the removal of street trees without written approval from the Shire.
- (d) Maintaining the lawned verges that merge into the yards surrounding the properties is to be preserved.
- (e) Priororitising the retention of all vegetation and trees within any redevelopment concept.

5.4 Demolition

One of the unique characteristics of Flinders Bay is the remaining ‘coastal shacks’ and older original buildings that still exisit within the settlement. An application for planning approval for the demolition of all or part of a building that is considered to contribute to the heritage value of the the area shall have regard to the following matters:

- (a) The integrity of the structure and the ability to preserve or incorporate the building within a redevelopment.
- (b) Understanding and assessment of the hertiage significance of a building and its cultural hertiage significance within Flinders Bay.
- (c) To assist in the consideration of applications for demolition or part demoliiton of buildings, the applicant may be required to submitt additional information, such as more detailed heritage assessment, hertiage impact statement or a structural report prepared by a suitable qualified and experienced professional.

Adopted for Advertising	8 July 2015
Adopted by Council	