



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.21 Balingup Village Centre- Special Character Area

PURPOSE

To provide guidance in respect to development and redevelopment of land within the Special Character Area (refer to Plan 1).

OBJECTIVES

- To preserve the village atmosphere of Balingup;
- To guide future development in a manner that enhances the existing character;

APPLICATION

This Policy applies to all land within the Balingup Village Centre Special Character Area as depicted on Plan 1.

The Policy should be read in conjunction with the Shire of Donnybrook- Balingup Local Planning Scheme No. 7, the R-codes and relevant Council policy.

POLICY PROVISIONS

Main Street Precinct

Objective

Ensure the existing streetscape character of the main street is preserved.

Criteria

1. Proposed development shall be in harmony and/or complement
 - existing development in terms of bulk, architectural form, height and scale.
2. Proposed development shall be in harmony with the established streetscape in respect to selection of building materials, shop front design and front setbacks.
3. Advertising signage shall be of a scale and design that matches the established vernacular.
4. Parking areas shall be located at the rear of the building where possible. Where this is not possible, parking is to be provided by way of cash-in-lieu contributions as calculated by Local Planning Scheme 7. Contributions will be used to fund upgrading construction of on-street parking on Forrest Street and the Main Street.
5. A nil front setback will be required along the highway, unless it can be reasonably shown that a greater setback will not adversely impact on the established streetscape character. To establish the reasonableness of any



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setback, it will be necessary to consider:

- The extent of the variation from immediately surrounding buildings;
- Built form or hard landscaping features to minimize differences;
- Impacts of negative spaces between existing buildings;
- Providing opportunities for accessibility; and
- Benefits of providing a setback, considering site specific constraints.

Village Green Precinct

Objective

Ensure the “open village green character” is maintained.

Criteria

1. Ensure compatibility with existing development, particularly in respect to building materials, shop front design, front setbacks and application of advertising signage
2. No front fencing shall be permitted forward of the building line unless it is consistent with the established “open wood style” along the highway frontage (see Figure 1).
3. Rear and side boundary fencing abutting the “Village Green” shall include open design elements for at least 50% of the frontage and constructed of either wood picket, brick or limestone (see Figure 2 for indicative examples).
4. Where large frontages are planned, the façade is to be broken up by vertical elements and where possible new floor levels; window position and sizes; and verandahs shall complement the surrounds;
5. Parking is to be provided by way of cash-in-lieu contributions as calculated by Local Planning Scheme 7 unless it is practical to provide parking at the rear of the building. Contributions will be used to fund upgrading construction of on-street parking on Forrest Street and the Main Street.
6. Front landscaping to be designed to complement the established landscaping character, with respect to plant selection and design and materials use of hard landscaping elements.

Gateway Corridor Precincts

Objective

Provide an attractive interface and frame to the main street and village green precincts.

Criteria

1. All front fencing forward of the building line for properties along South Western Highway shall be constructed of brick, limestone or wooden pickets and include architectural features to add interest and break the bulk of the wall. This may include space for landscaping elements, visually permeable sections and stepping of the wall façade (see Figure 3 for examples).
2. Solid metal sheeting, fibro cement or similar style fencing shall not be permitted along the front boundary forward of the building line.
3. All front fencing forward of the building line for properties not fronting or abutting



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the South Western Highway shall be visually permeable and limited to a maximum of 1200mm in height from natural ground level.

LEGISLATION

- Town Planning Development Act 2005



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ATTACHMENTS



Figure 1



Figure 2

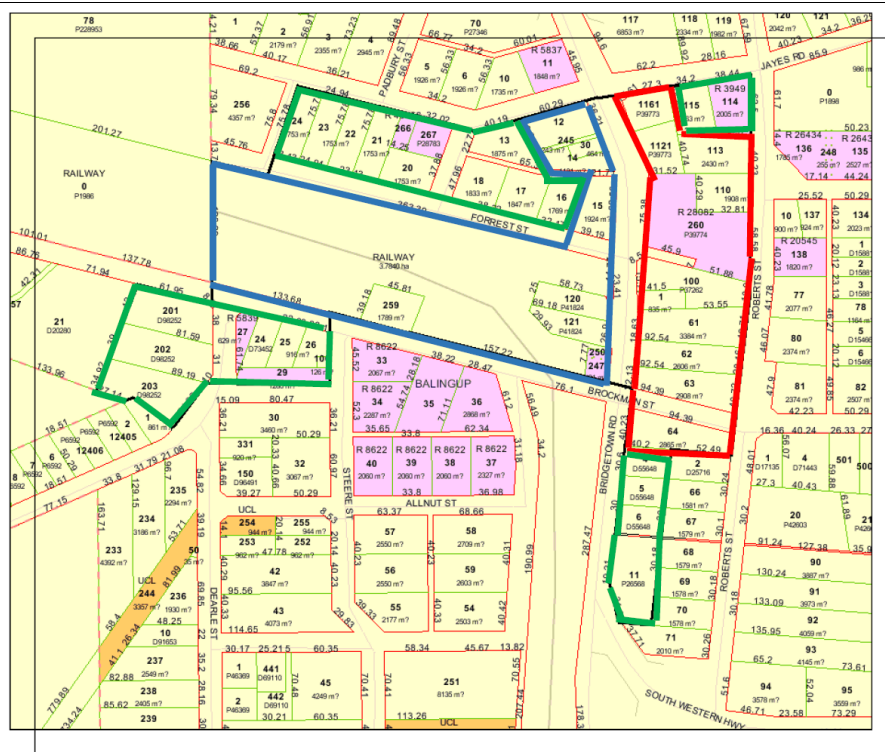


Figure 3






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Legend

-  Gateway Corridor Precincts
-  Main Street Precinct
-  Village Green Precinct

Plan 1 - Balingup Village Centre - Special Character Area

Related Policies:	N/A	Related Procedure:	N/A
Responsible Department:	Development Services	Reviewer:	Manger Development Services
Initial Adoption Date:	28 May 2008	Review Frequency:	Biannual
Review Version		Next Due:	2021
Decision Reference:	22 May 2019, Resolution 51/19	Synopsis:	
[Link to saved doc in PDF]		Subdivided the special character area into 3 distinct precincts	
Date Live:	[Date document saved as .pdf & loaded on Shire website]		