

Shire of Denmark

Commercial & Industrial Zone Community Workshop: Local Planning Scheme No. 4

25 June 2014



Strategic Community Plan - Denmark 2031

Vision: Denmark in the year 2031 is a leading example of a dynamic, connected, caring and cohesive community, in tune with its environment.

Mission: The Shire of Denmark aims through vision and integrity, to serve its whole community and value its natural environment.

Objectives:

- **Social:** Denmark's communities, people and places are connected and creative, vibrant and dynamic, healthy and safe.
- **Environment:** Denmark's natural environment is regionally significant, wild and beautiful, yet so inviting and fragile that its protection and enhancement is carefully balanced in meeting the needs of current and future generations' lifestyle, development and tourism needs.
- **Economic:** Denmark's economy is diverse and vibrant – its primary industries of tourism and agriculture rely on and enjoy natural and other assets that are sensibly managed and promoted.
- **Governance:** The Shire of Denmark provides renowned leadership in sustainability, is effective with both its consultation with its people and its management of its assets, and provides transparent and fiscally responsible decision making.



Relationship of LPS 4 to Local Planning Strategy

- A Local Planning Strategy (Strategy) sets out the long term planning directions for a local government area and guides land use planning for the next 20 years.
- A Strategy provides the rationale for the land use and development controls in a Local Planning Scheme.
- Local Planning Schemes are the principal statutory tool for implementing the Strategy.
- A Local Planning Scheme is required to be consistent with the Strategy.
- The Shire of Denmark's Local Planning Strategy (2011) was adopted by Council in October 2011 and endorsed by the Western Australian Planning Commission (WAPC) in May 2012.

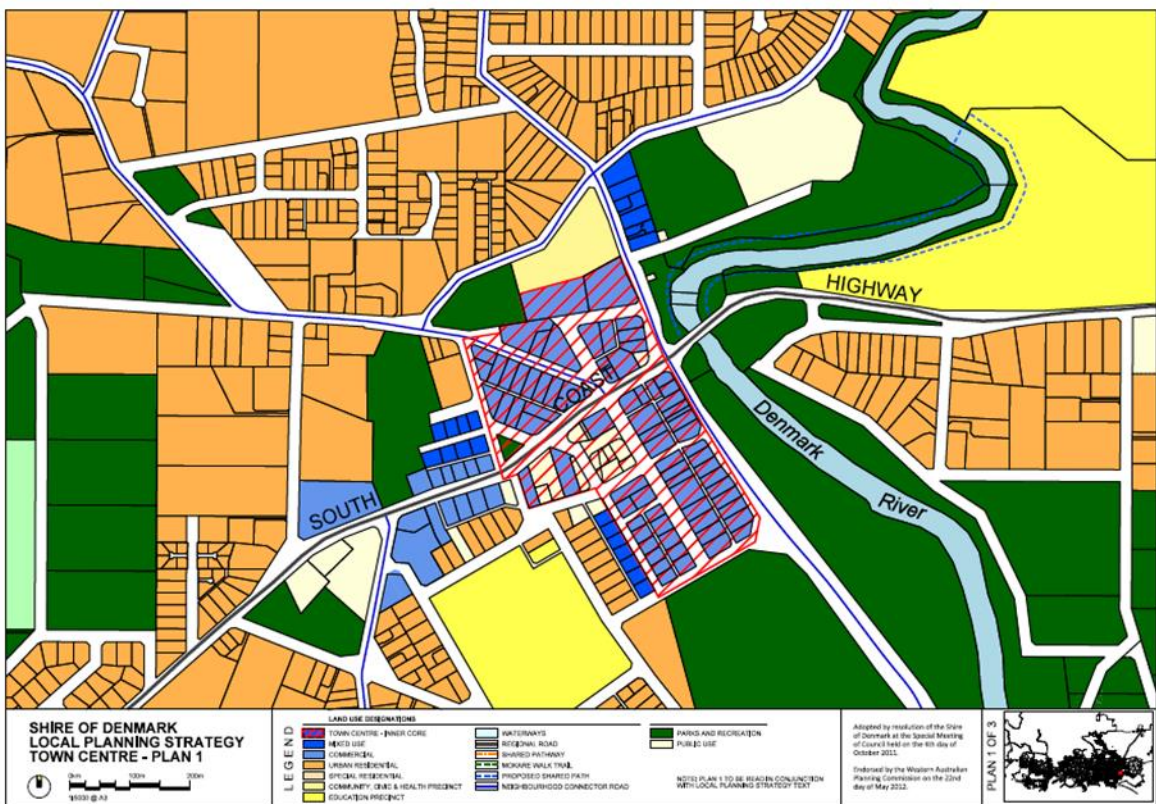


Denmark CBD

Local Planning Strategy Background Information

Future Retail Objective:

To ensure that the Denmark Town Centre continues to be the focus for all forms of commercial activity that support a vibrant town centre and to ensure that future development enhances its village character.



Denmark CBD

Implementation Points:

1. Council zone the 'inner core' expansion areas identified in the Local Planning Strategy to "Commercial".
2. Council zone the expansion areas outside of the inner core as identified in the Local Planning Strategy to "Mixed Use" (or similar type zone) as a medium term measure to allow for limited forms of retail/office with residential use and include provisions within the zone which ensures retention of the existing built form.
3. In the consideration of the need for additional land within the inner core commercial precinct, Council consider rezoning part of the former hospital site and adjoining fire station site south of Millars Creek. A staging and implementation plan should be prepared which demonstrates that the provision of floorspace reflects the demand for this to occur. The range of uses considered appropriate for the balance of the existing hospital site and associated buildings are civic uses, cultural uses, community purposes and health related uses.
4. Council undertake a review of Local Planning Policy 15: "Townscape" and Local Planning Policy 26.1: "Commercial Developments on South Coast Highway" to provide more definitive architectural design guidance for buildings and their associated public spaces within the whole of the town centre.
5. Council review the existing "Professional Office" zone and investigate potential for introducing a broader style zone (e.g., "Mixed Use") to allow a greater variety of desirable commercial uses.
10. Council commence discussions with FESA regarding the potential medium to long term relocation of the Fire Station from the CBD inner core.



Denmark CBD

Based on WAPC provisions, Denmark should provide for 1.54m² nla retail shop floorspace/person to provide a healthy retail environment for its future.

TABLE 11 FUTURE RETAIL FLOORSPACE REQUIREMENTS

	2011	2016	2021	2026	2031
<i>Population Forecast WAPC medium @ 2.59% annual growth</i>	5463	6170	6969	7871	8890
Shop Retail (m ² per person) (1.54)	8413	9501	10732	12121	13690
Other Retail (m ² per person) (0.51)	2786	3146	3554	4014	4533
Office Business (m ² per person) (0.58)	3168	3578	4042	4565	5156
TOTAL	14367	16225	18328	20700	23379

- Actual existing floorspace – 13,102m²
- By 2031, population growth demand - additional 9,012m² commercial floorspace
- Land requirement – 3.6 hectares
- Strategy provides for approximately 3.0 hectares (noting former Hospital Site not included in these calculations)

Current Situation:

- Limited commercial floorspace available
- Latest population figures from ABS:
 - 2011 (final): 5373 persons
 - 2012 (revised): 5557 persons
 - 2013 (preliminary): 5748 persons



Denmark CBD: Vision?

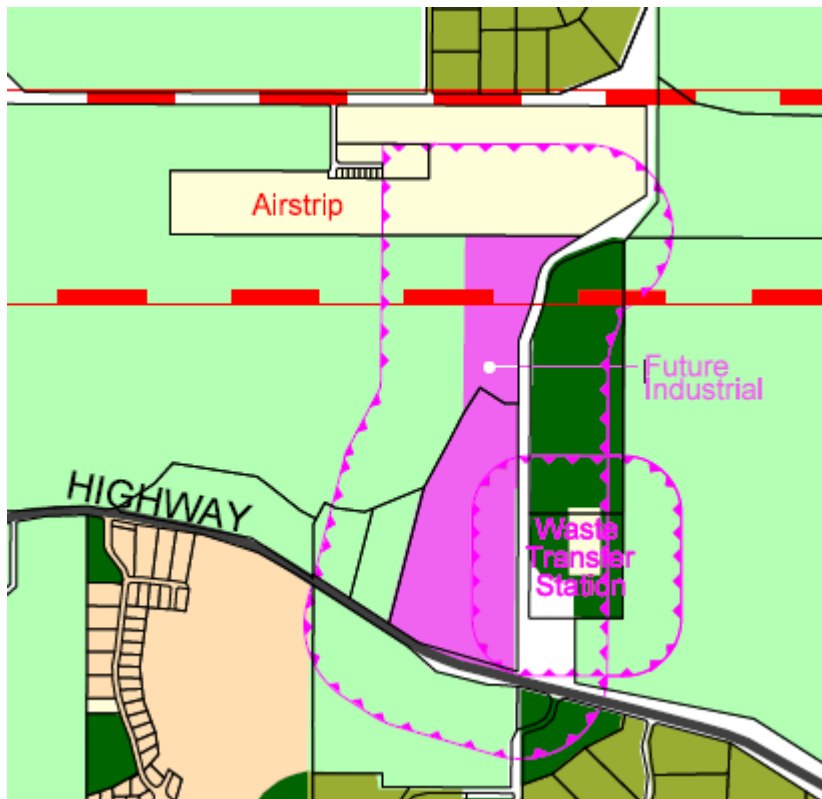


Industrial Area

Local Planning Strategy Background Information

Future Industry Objective:

To identify a new industrial area that will provide sufficient and adequately serviced land available for a range of industrial activities to broaden the employment opportunities close to the Denmark townsite.



Industrial Area

Implementation Points:

1. Council zone the future industrial park in the Local Planning Strategy to 'Industrial'. The rezoning is to contain broad design criteria (i.e. lot sizes) to inform the Local Structure Plan process and is to review the use class table to allow for a variety of industries including the possibility of supporting a mixed use of residences and workshops where visible from the South Coast Highway to retain the appearance of rural land and graduating to industrial uses where not visible from the highway.
2. Council continue negotiations with the State and Board of the Denmark Agricultural College to transfer ownership of the State owned land identified as the new industrial park to the Shire.
3. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate services to the industrial park.
4. Council promote partnerships in relation to the subdivision and development of the new industrial park.



Industrial Area: Vision?

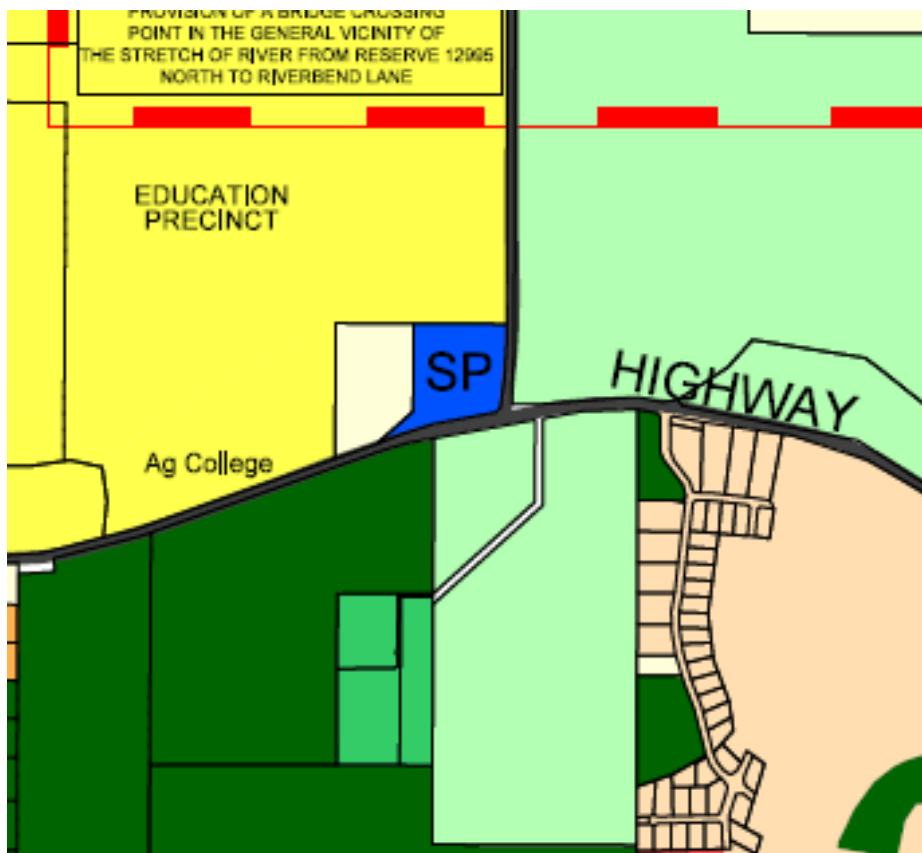


Service Park

Local Planning Strategy Background Information

Future Retail Objective:

To identify and support a dedicated 'Service Park' site on the outskirts of town.



Service Park: development form comprising service and rural related businesses (e.g. hardware stores, nurseries etc.) that require large areas for the delivery, handling, display and/or storage of products.



Service Park

Implementation Points:

6. Council prepare an amendment to the Scheme to zone the 'Service Park' site with an appropriate zoning together with a set of provisions and structure plan to guide subdivision and development.
7. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate water, sewerage and power to the 'Service Park' site.
8. Council consider partnerships in relation to the subdivision and/or development of the 'Service Park' site.



Service Park: Vision?

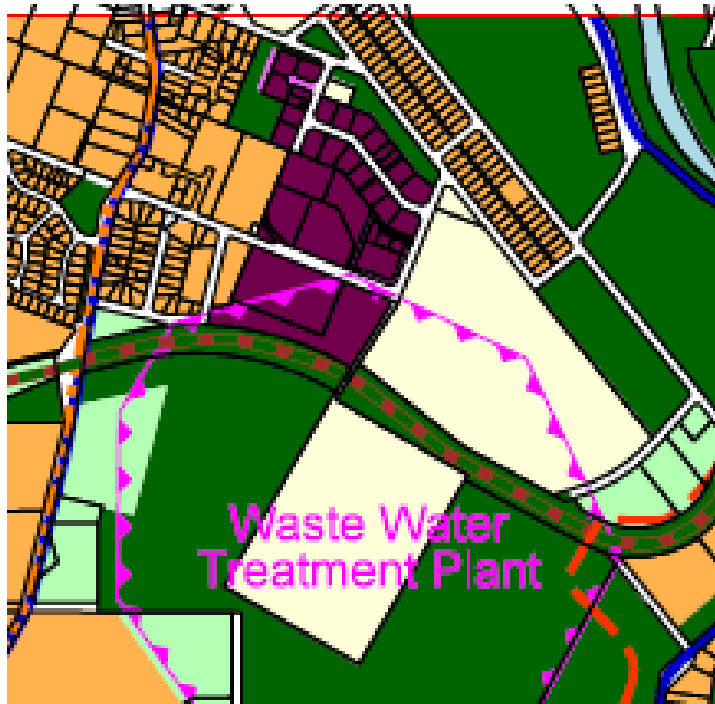


Mixed Business

Local Planning Strategy Background Information

Future Industry Objective:

To phase in mixed business type development within the existing LIA.



Mixed Business: development form being a range of light and service industrial, wholesaling, showrooms, trade and professional services which, by reason of their scale, character and operational land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within commercial or industrial zoned areas. Service Commercial is also a term commonly used for this form of development.



Mixed Business

Implementation Points:

5. Council undertake a detailed assessment of the long term planning options for the existing LIA to facilitate a mixed use development, including appropriate zoning and development provisions that would need to be introduced into the Town Planning Scheme to facilitate the development outcomes.
6. Council investigate the possibility of acquiring the existing vacant crown land presently zoned industrial to the south of Zimmerman Street for the purposes of including it in the future proposed 'Mixed Business Area' and rezoning accordingly for this purpose.
7. Council investigate the logistics and possibility of relocating the Shire Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the 'Mixed Business Area'.
8. Council encourage the relocation of the Main Roads Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the 'Mixed Business Area'.



Mixed Business: Vision?



Discussion Points for Focus Groups - CBD Development

- What do you like and/or do not like in the CBD area currently?
- What do you want and/or do not want in the CBD area?
- What is the vision for the CBD?
- Appropriate & Inappropriate Landuses
- Residential Occupancy – Permanent and/or Short Stay
- Development Requirements
 - Height – should there be restrictions?
 - Setbacks
 - Car parking – on-site parking requirements; cash-in-lieu; need for more public realm parking?
 - Signage – what regulations should apply (if any)?
 - Shopfront permeability
- Are there constraints/issues with having the same vision for commercial development on South Coast Highway between Hardy Street and the River as for Strickland Street?
- Are larger sites needed to accommodate growing and/or new commercial businesses? If so, where should they be located – consolidate CBD or allow for disaggregation?
- Other ideas/comments/suggestions?



Discussion Points for Focus Groups - Industrial Area

- What do you want and/or do not want in the Industrial area?
- Appropriate & Inappropriate Landuses
- Development Requirements
 - Setbacks
 - Car parking requirements
 - Building design criteria
 - Landscaping
 - Signage – what regulations should apply (if any)?
- Visual landscape buffer to South Coast Highway
- Consideration of residential & lighter industrial activities on the southern portion of industrial area
- Relocation and/or encouragement of certain businesses from current CBD, LIA and Service Park to here? How?
- Other ideas/comments/suggestions?



Discussion Points for Focus Groups - Service Park Area

- What do you want and/or do not want in the Service Park area?
- Appropriate & Inappropriate Landuses
- Development Requirements
 - Setbacks
 - Car parking requirements
 - Building design criteria
 - Landscaping
 - Signage – what regulations should apply (if any)?
- Visual buffers to address amenity and entrance statement to Denmark townsite and adjoining development (cemetery & Ag college)
- Relocation and/or encouragement of certain businesses from current CBD or current LIA to Service Park and certain businesses from here to Industrial Area? How?
- Other ideas/comments/suggestions?



Discussion Points for Focus Groups - Mixed Business Area

- What do you want and/or do not want in the Mixed Business area?
- Appropriate & Inappropriate Landuses
- Caretaker's?
- Development Requirements
 - Setbacks
 - Car parking requirements
 - Building design criteria
 - Landscaping
 - Signage – what regulations should apply (if any)?
- Opportunities that present from relocation of Shire & MRWA depots (approx 1.94 hectares)
- Relocation and/or encouragement of certain businesses from current CBD to Mixed Business and certain businesses from here to Industrial Area or Service Park? How?
- Other ideas/comments/suggestions?

