



SHIRE OF
COOROW
ALWAYS IN SEASON

URGENT REPORTS AGENDA

FOR THE

ORDINARY COUNCIL MEETING

TO BE HELD ON

WEDNESDAY 14 FEBRUARY 2024

PLEASE READ THE FOLLOWING DISCLAIMER BEFORE PROCEEDING

Members of the public are cautioned against taking any action on Council decisions, on items in this Agenda in which they may have an interest, until such times as they have been advised in writing by Shire staff

Agenda

13 NEW BUSINESS OF URGENT NATURE 3

13.1 Proposed Extension to Showroom (2 Additional Buildings) - 19-21 (lot 1,2&3)
Poynton Parade, Coorow 3

13 NEW BUSINESS OF URGENT NATURE**13.1 PROPOSED EXTENSION TO SHOWROOM (2 ADDITIONAL BUILDINGS) - 19-21 (LOT 1,2&3) POYNTON PARADE, COOROW**

Reporting Officer:	K Jackson, Contract Planner
Responsible Executive:	M Henry, Deputy Chief Executive Officer
File Reference:	DA2024-03
Disclosure of Interest:	Nil
Voting Requirement:	Simple Majority

COUNCIL'S ROLE:

Executive: The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, setting and amending budgets.

REPORT PURPOSE

To consider the construction of two buildings (sheds) at 19-21 Poynton Parade, Coorow to be used in conjunction with their existing hardware business (showroom) to provide additional enclosed storage and retail space. This report recommends conditional approval of the application.

BACKGROUND

19-21 (Lots 1, 2 & 3) Poynton Parade, Coorow is a 1,012m² x 3 (3,036m² total area) row of properties on the eastern side of Poynton Parade that are used for the Coorow Hardware business.

The property contains an existing hardware store business which is considered under the land use of 'Showroom' under the Local Planning Scheme NO.3 (the 'Scheme').The business has its main retail frontage facing south onto Main Street but does also provide vehicular access to the west onto Poynton Parade, and abuts a 5m wide laneway to the east.



The applicant is seeking approval for two (2) buildings (24m x 12m sheds 288m²) to provide additional storage and retail space for their existing hardware business.

A copy of the applicants submitted site, floor and elevation plans have been included as an attachment to this report.

COMMENT

The buildings are to be constructed with Colorbond wall cladding installed on an angle in two distinct colours: bright white and a softer white. The report includes artistic impressions of the view from Main Street and Poynton Parade, illustrating the visual impact of the proposed development.

Figure 2 – Colorbond colours to be used for the wall cladding of buildings



Figure 3 – Artistic impression of view from Main Street



Figure 4 – Artistic impression of view from Poynton Parade



The development is considered to be in accordance with the requirements of the Shires Scheme and Strategy, promoting a high-quality finish to the buildings that is complementary to the existing development onsite and enhancing the overall appearance of the property. The use of angled

Colorbond and two-tone affect will provide visual interest and relief, contributing to an aesthetically pleasing façade when viewed from Poynton Parade and Main Street.

The report recommends conditional approval of the application with the suggested conditions including adherence to approved plans, maintaining unobstructed pedestrian access, landscaping requirements, stormwater disposal, and compliance with various regulations. The related advice notes provide additional guidance on specific conditions, such as signage, stormwater collection, crossover specifications, and the need to liaise with the Shire and Main Roads to ensure appropriate development requirements and construction safety.

STAKEHOLDER ENGAGEMENT

Advertising has not been undertaken in this instance. Should Council deem it necessary, advertising can be undertaken and the results of the public consultation and this application can be returned to a future meeting of Council for consideration.

STATUTORY ENVIRONMENT

19-21 (Lots 1, 2 & 3) Poynton Parade, Coorow are zoned 'Commercial' under Shire of Coorow Local Planning Scheme No.3 ('the Scheme').

Figure 5 – Extract from Shire of Coorow Local Planning Scheme No.3 Map



Section 4.2.1 of the Scheme notes that:

“The objective of the Commercial Zone is to provide for retail shopping, office and other commercial development, and social, recreational and community activities servicing the town as a whole.”

The proposed developments comprising the received application would be considered as incidental to the overall permitted 'Showroom' activities upon the properties.

showroom means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature;

Table 2 – Development Requirements does not prescribe a minimum boundary setback for showroom and most other commercial land uses, instead noting them “to be determined by the local government in each particular case” to provide flexibility to Council in its assessment of

applications on-merit and also recognising that the existing built form for many commercial operations is with a nil boundary setback.

Section 5.15 of the Scheme addresses the issue of the appearance of land and buildings:

- “5.15.1

Unless otherwise approved, no person shall erect any building or other structure which by reason of colour or type of materials, architectural style, height or bulk, ornament or general appearance, has an exterior appearance which is out of harmony with existing buildings or the landscape character of the area.
- 5.15.2

All buildings and land on which they are located within the Scheme area shall be maintained in a manner, which preserves the amenity of the surrounding locality to the satisfaction of the Local Government.
- 5.15.3

Where in the opinion of the Local Government an activity is being undertaken that results in the appearance of the property having a deleterious effect on the amenity of the area in which it is located, the Local Government shall require the owner or occupier to restore or upgrade the conditions of that property to a standard commensurate with those generally prevailing in the vicinity.”

The applicant has taken care to design additional structures that are complementary to existing development onsite and provide visual interest and relief that will provide for an aesthetically pleasing façade as viewed from Poynton Parage and Main Street, while serving the practical purpose of providing additional undercover storage/display areas for the existing hardware shop.

STRATEGIC IMPLICATIONS

Section 6.2 of the Coorow Townsite Local Planning Strategy (2013) notes that Main Street will continue to be the focal point of the town, offering a service and community meeting point role.

Figure 7 – Coorow Townsite Local Planning Strategy Map

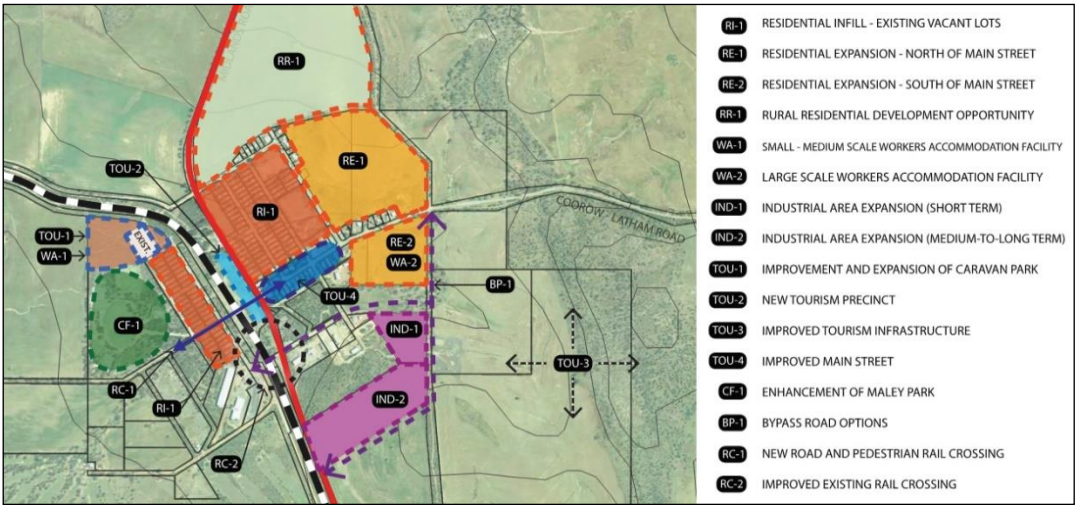


Table 13 of the Strategy notes that Main Street should be enhanced in the following ways:

- “• *Enhancement of street facilities, including the undergrounding of power lines, and installation of new light poles that accommodate banners. This will improve the appearance of the street and enable the Shire to advertise local events.*
- *Encouraging the facilitation of upgrades of existing buildings through grants, particularly heritage buildings.*
- *Selling surplus Council lots along Main Street below market cost to encourage the development of new business and/or housing (subject to requirement to develop within a specified timeframe). This should be done on a limited basis on selected sites to avoid any continued situation where lot production costs exceed sale values.*

As a general rule, development on Main Street should follow the following principles:

- *Nil or minimal setback to the street, with major entrances and presentation to Main Street.*
- *Landmark buildings or building elements at the junction of Main Street and Midlands Road.*
- *Parking should be located at the rear of buildings or on the street, with shared parking and access to be encourage to minimise crossovers and maximise the efficiency of parking area's.”*

It is considered that the development meets with the intent and requirements of the Strategy.

STRATEGIC IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The applicant has the paid the required development application fee.

RISK IMPLICATIONS

Nil

ATTACHMENTS**1. 21 Poynton Parade** [↓](#)**RESOLUTION**

That Council resolve to grant formal planning consent for the extension to a showroom (2 additional buildings) upon 19-21 (Lots 1, 2 & 3) Poynton Parade, Coorow subject to compliance with the following:

Conditions

1. The development shall be in accordance with the approved plans and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plan shall not be modified or altered without the prior written approval of the local government.
2. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.
3. The conditions of approval shall be completed by the applicant within a period of 12 months to the approval of the local government.
4. Pedestrian movement along the footpath must remain unobstructed through provision and maintenance of a minimum 1.25m wide pedestrian access width area with consistent alignment (i.e. all objects and activities must not obstruct pedestrian movement within this area).
5. All objects and activities must be setback 0.6m from the doorway(s) to the business on each side to ensure adequate circulation space is maintained.
6. All displayed furniture and objects are to not be a hazard (e.g. they should be able to withstand windy conditions) and should be readily removable to allow for cleaning of the area, however where it is demonstrated to the local government that there are positive benefits to the public, more permanent features may be permitted.
7. The existing link mesh fence along the Poynton Parade property frontage shall remain or be replaced with a new visually permeable style fencing that is to the approval of the local government.
8. The installation and subsequent maintenance of any signage shall be to the approval of the local government.
9. All stormwater is to be disposed of on-site to the approval of the local government.
10. Crossing place(s) onto Poynton Parade are required to be drained and sealed with an all-weather seal coat to the satisfaction and approval of the local government and Main Roads WA.

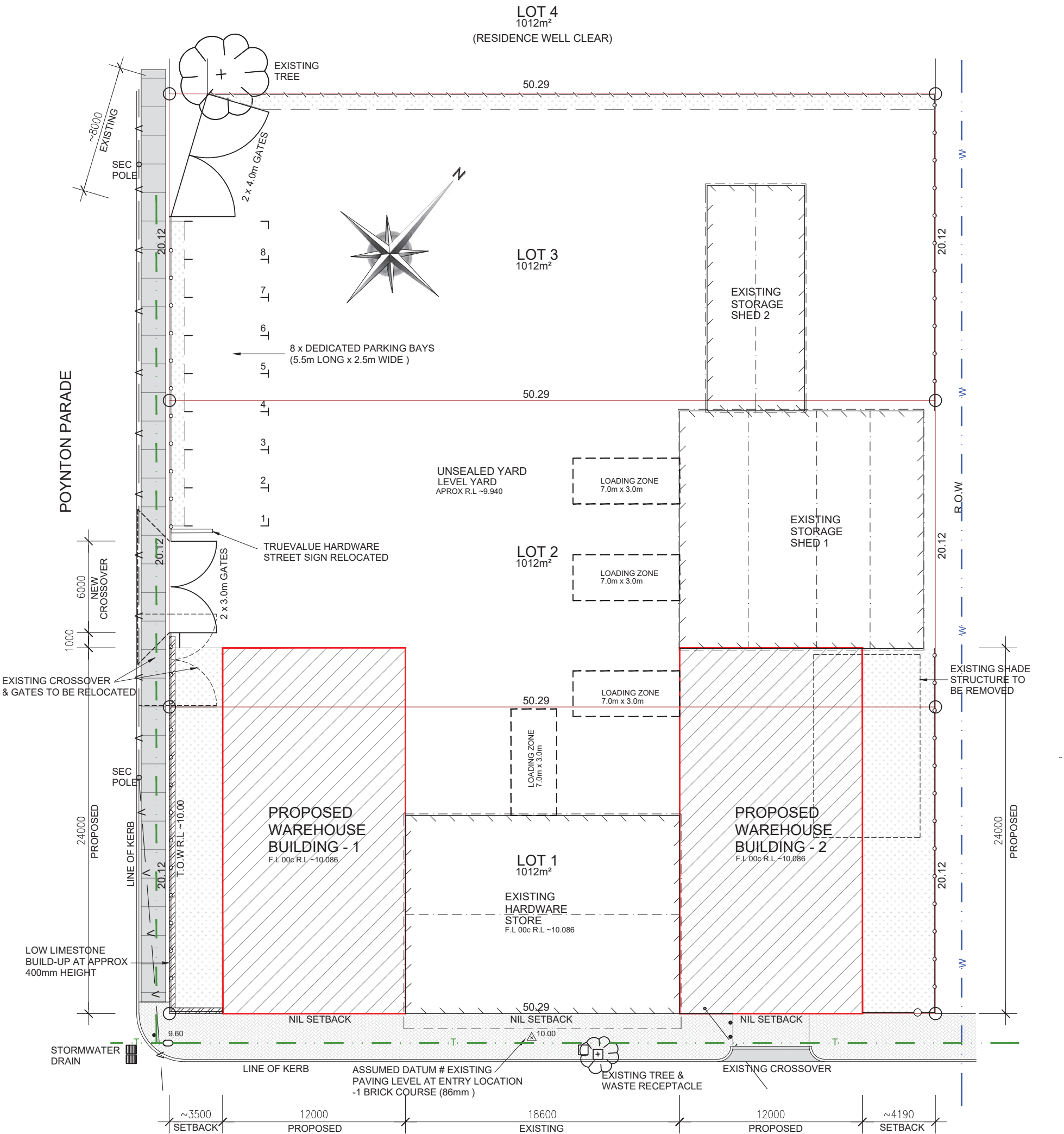
11. Any existing crossovers (or portion of crossovers) not included as part of the proposed development on the attached approved plan(s) being closed and the verge reinstated at the proponents cost to the satisfaction of the local government and Main Roads WA.
12. The landowner/proponent at the time shall be responsible to compensate the local government for the repair of (or shall if the local government so agrees repair) any facility existing on the road reserve adjacent to the site which is damaged in the process of construction, establishment or installation of the development.
13. The landowner/proponent is responsible to ensure that the landscaping is carried out and implemented in all respects with the approved plans as lodged with the local government. The approved landscaping is to be implemented in full prior within 12 months of the completion of the proposed buildings and be maintained thereafter to the approval of the local government.
14. No goods or materials are to be stored in the areas set aside for parking, landscaping or within access driveways.
15. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists.
16. Prior to commencement of the development, the proponent is to prepare and enter into a Deed of Agreement with the Shire Coorow for the purposes of amalgamating Lots 1, 2 & 3 Poynton Parade, Coorow.

Advice Notes:

- a. In relation to condition 8 the signage shall be affixed to the building and maintained in a condition to the satisfaction of the local government and in the event that the signage is not affixed to the building and maintained in a condition to the satisfaction of the local government the signage shall be removed.
- b. In relation to Condition 9 on application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied.
- c. In relation to conditions 10 and 11 you are required to liaise with Main Roads WA to determine crossover specifications and traffic management requirements for the installation and decommissioning of crossovers onto Poynton Parade.
- d. In relation to Condition 12 you are required to liaise directly with the Shire's Manager Works Mr Kelvin Bean to ensure that appropriate safety/signage measures are in place for construction works within the Shire's road reserve along Main Street.

- e. If the development, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.
- f. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- g. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval.

Should the applicant be aggrieved by the decision of the Council (in part or whole) there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of the decision.



LEGEND

- T.B.M.

- WATER METER

- COMMUNICATIONS PIT

- WESTERN POWER POLE

- SERVICE POWER POLE

- BOLLARD

- TREE

- SUPER SIX FENCE

- WIRE MESH SECURITY FENCE

- BUILDING (GROUND FLOOR)

- GROUND FLOOR ROOFLINE

- OVER HEAD POWERLINE

- ASSUMED WATER ALIGNMENT

- ASSUMED COMMUNICATIONS CABLE

- PROPOSED DEVELOPMENT

- BRICK PAVING

- CONCRETE PAVING

- LANDSCAPING 312m² (10% OF SITE)

SITE PLAN
SCALE 1:250 @ A3



MAIN STREET

PLANNING CALCULATIONS

- LOT AREAS - COMMERCIAL ZONING

LOT 1 - 1012m²

LOT 2 - 1012m²

LOT 3 - 1012m²

TOTAL - 3036m²
- OPEN SPACE

HARDWARE STORE - 230m²

STORAGE SHED 1 - 250m²

STORAGE SHED 2 - 95m²

WAREHOUSE 1 - 288m²

WAREHOUSE 2 - 288m²

TOTAL - 1151m²

1151 / 3036 x 100 = 37.91 %

TOTAL OPEN SPACE = 62.09 %
- LANDSCAPING = 312m² = 10% OF TOTAL SITE

CARPARKING = 8 TOTAL BAYS 5.5mL x 2.5mW

STORMWATER CALCULATIONS

FORMULA FOR SANDY SUBSOILS (COMMERCIAL)

= TOTAL IMPERVIOUS AREA * in m² x 0.9 x 0.031

= STORAGE VOLUME REQUIRED IN m³

* TOTAL IMPERVIOUS AREA (ROOFS, PAVING ETC.)

CALCULATION

TOTAL IMPERVIOUS AREA = (ROOF) 2 x 288m² = 576

576 x 0.9 x 0.031 = 15.55m³ OF STORAGE REQUIRED

1 x 1800Ø x 1800 D SOAKWELL = 4.58m³ OF STORAGE

EG. 4/1800Ø x 1800 D SOAKWELLS = 18.32m³ OF STORAGE

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL STORM WATER IS RETAINED WITH-IN THE LOT

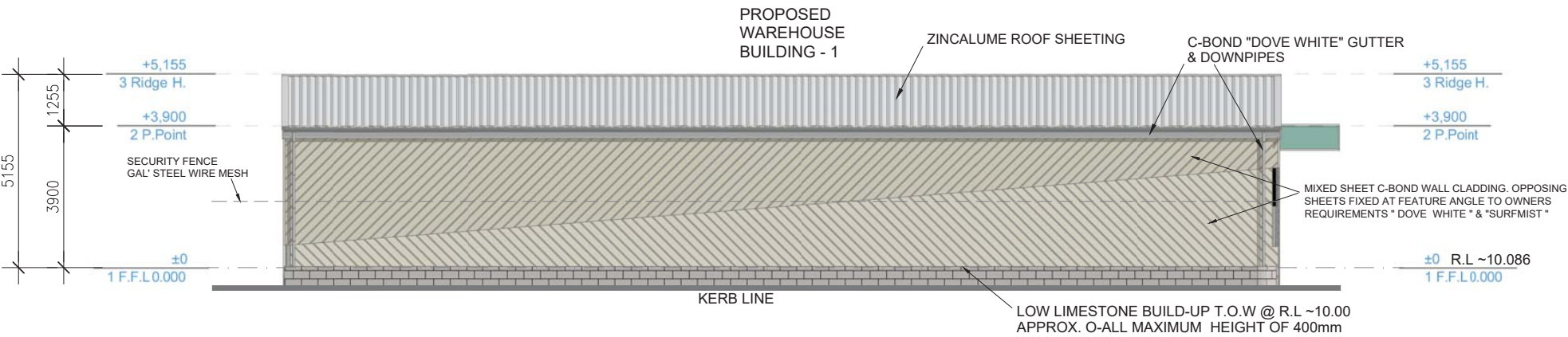


0428 855 828 designs@tpdrafting.com.au www.tpdrafting.com.au

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	TPD	Checked by	Approved by - date
Project	PROPOSED WAREHOUSE ADDITIONS AT LOTS 1, 2 & 3 #19-21 POYNTON PARADE	Filename	Date 05.02.2024 Scale 1:250@A3
A	ISSUE FOR DEVELOPMENT APPROVAL	25.01.24	TPD



SOUTH ELEVATION - MAIN STREET
SCALE :150 @ A3



WEST ELEVATION - POYNTON PARADE
SCALE :150 @ A3



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					Designed by	TPD	Checked by	Approved by - date		Filename	Date	Scale
											05.02.2024	1:150
					Project					Description		
A	ISSUE FOR DEVELOPMENT APPROVAL		25.01.24	TPD	PROPOSED WAREHOUSE ADDITIONS AT LOTS 1, 2 & 3 #19-21 POYNTON PARADE, COOROW					ELEVATIONS		
										Job#	Edition	Sheet







