

Town Planning Scheme No. 4

LOCAL PLANNING POLICY No.4

Relaxation of Car Parking Requirements for State Heritage Registered Buildings

Definitions:

For the purpose of this policy, when defining a State Heritage Registered building, the following statute as referred to in the Town Planning Scheme being Heritage of Western Australia Act 1990 will be the defining reference. A link to the schedule of registered buildings are available on the Shire of Katanning websites.

Purpose

1. Adaptive reuse of buildings is encouraged by the Heritage Council of WA and is further referenced in the Burra Charter which is the guiding charter for the protection and retention of cultural heritage in Australia. Often the latest statutory requirements regarding building and planning standards restrict how a building can be adaptively reused. Building standards have a direct relationship to insurance issues however planning matters such as parking requirements do not. It is therefore recommended that a relaxation of certain planning requirements can be seen as appropriate to encourage the built fabric of the town to be reused and adapted to suit new and value adding uses. The purpose of this policy is to lay down criteria of when it will be appropriate to relax parking standards and accept cash in lieu payments for the parking requirements of the Scheme.
2. The Shire of Katanning Town Planning Scheme at section 5.6, clause 5.6.1 and 5.6.2 empower the Council to relax the Scheme requirements for State Heritage Registered buildings by the following clause:

Where desirable to —

- (a) facilitate the conservation of a heritage place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the Heritage List under clause 7.1.1; or
- (b) enhance or preserve heritage values in a heritage area designated under clause 7.2.1, the local government may vary any site or development requirement specified in the Scheme or the Residential Planning Codes by following the procedures set out in clause 5.5.2.

Objectives:

1. To provide for the adaptive reuse of buildings that may not have the ability to provide onsite parking at Scheme standards due to historic development, land use and site coverage.

Policy Criteria:

- 1) This policy applies specifically to buildings registered on the State Register of Heritage Places.
- 2) For developments that increase the footprint of a building registered on the State Register, the relaxation is to be in the form of either a 1/3rd reduction in onsite parking requirements or a 1/3 relaxation in cash in lieu contributions or subject to specific development constraints or a combination of the two.
- 3) The calculation for parking requirements is only to apply to the increased floor area and specific to the landuse proposed.
- 4) For buildings that are to be adaptively reused where the footprint of the building is not increased, Council may at its discretion vary the parking requirements to nil.
- 5) Council may at its discretion permit a relaxation on parking requirements for properties that are not listed on the State register however are listed in the Heritage List of the Scheme (namely as per clause 5.2.2, the Municipal Heritage Inventory).

Adopted on 26 March 2014 OC19/14 in accordance with clause 9.6 of Shire of Katanning Town Planning Scheme No. 4.