

# PLANNING REPORT

CLIENT:	Frankland Rural	DATE:	11/09/2022
PROJECT:	Office Additions	Zone:	Town Centre
LOCATION:	Lot 77 (#1) Trent Street, Frankland River	Report By:	Bethaney Horrocks

## Project Overview

Lot 77 Trent Street, Frankland River is zoned Town Centre and has been identified to be in a Bushfire Prone Area by the Department of Fire and Emergency Services.

Frankland Rural (the Proprietor) currently operates a rural merchandise store on the site which occupies three existing buildings consisting of a manager’s residence, storage shed and office. The classified use of the land is “Shop” as per the Shire of Cranbrook Town Planning Scheme 4 (TPS) Table 1 – Zoning Table.

Frankland Rural currently employ 7 people, however some staff are part time, with 4-5 people working in the store at one time.

The proprietor proposes to extend the existing office building to the south to enable the addition of 3 offices and a universal access toilet to be constructed on the western end of the building, under the eaves of the existing veranda structure.

Following a review of the Local planning strategy and scheme we have determined that the proposed addition is in line with the requirements and no relaxations are being sought.

If you wish to discuss any aspect of this report please contact Bethaney Horrocks on 0431 891 600.



*South Eastern Elevation of the existing Frankland Rural Office Building*

## Shire of Cranbrook Town Planning Scheme 4

The office additions at Lot 77 Trent Street, Frankland River fulfill the objectives of the Town Centre Zone as the extension allows for expansion of Frankland Rurals commercial activity to meet future demand.

The TPS Table 1 - Zoning Table references a Shop is not permitted unless the local government has exercised its discretion by granting planning approval. The land use has already been approved as the business is existing.

### Town Centre Zone Development Requirements

***a) development is not to exceed 2 storeys in height except where the local government considers that particular circumstances may warrant an exception being made and provided the local government's objectives are not compromised;***

The additions are an extension of the existing office with the building remaining as a single storey.

***b) in considering an application for planning approval for a proposed development (including additions and alterations to existing development the local government is to have regard to the following:***

***i) the colour and texture of external building materials; the local government may require the building facade and side walls to a building depth of 3 metres to be constructed in masonry;***

Walls are to match the existing which is horizontal Woodland Grey Colorbond customorb cladding.

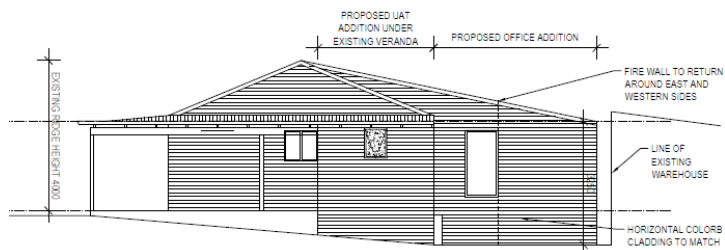
Colorbond Woodland grey is marketed as *dark, grey-green tone reminiscent of deep inland bush* and therefore suitably fitting in with the bushland surrounds.

***ii) building size, height, bulk, roof pitch;***

The existing roof height is to remain, with Southern side of the existing roof changing pitch to achieve a 2.4m ceiling height to the office extension as this is a requirement of the building code. The UAT is being built under the existing veranda roof line. The extension will not significantly increase the form, size or height of the existing building when viewed from Trent Street.

***iii) setback and location of the building on its lot;***

The addition setback from the western boundary is to match the existing office veranda which is 2.775m and running parallel to the boundary thus not affecting the street scape.



*Proposed Western Elevation*

***iv) architectural style and design details of the building;***

The northern elevation architectural style facing the Trent Street road frontage does not change.

***v) function of the building;***

The office addition will provide a more friendly work environment for staff members by providing office spaces. Staff members will no longer be required to use the caretaker residence ablutions. Office 2 and the Universal Access Toilet are accessible for those with a disability creating an inclusive work place.

**vi) relationship to surrounding development; and**

*As the office addition is located on the southern side of the office building it does not impact neighbouring developments. The western neighbouring property is road reserve.*

**vii) other characteristics considered by the local government to be relevant;**

N/A

**c) landscaping is to be provided to complement the appearance of the proposed development and it's setting;**

N/A

**d) the layout of car parking is to have regard for traffic circulation in existing parking areas and is to be integrated with any existing and adjoining parking area.**

Car parking is to remain as is. Due to there being less than 5 parking bays we have deemed a marked disabled parking bay is not required as per the NCC 2019 Vol 1 Section D3.5 (d) which states;

*Accessible carparking spaces need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of carparking space only for people with a disability.*

## Bushfire Prone Area

The proposed addition is more than 6 metres from the existing Class 1 building and associated Class 10a carport and therefore does not require a bushfire Attack Level (BAL) assessment carried out as per Building Regulations 2012 section 18A.(e) which states if the certificate of design compliance is in respect of a Class 1, Class 2 or Class 3 building or an associated Class 10a building or deck that is, or is proposed to be, located less than 6 metres from the Class 1, Class 2 or Class 3 building a bush fire performance requirement applies to the building or deck.

AS3959 BAL assessments are only applicable for Class 1, 2, 3 and associated Class 10a buildings.

Albeit the works not being required to comply with AS3959 the office addition will be clad in fire resisting materials to match the existing office building cladding. Due to the addition being located less than 3m for the existing storage shed it will be required to have a 90/90/90 fire wall within the 3m zone as per the NCC 2019 Vol 1 Par C Table 5 Type C Construction: FRL of building elements.



<https://maps.slip.wa.gov.au/landgate/bushfireprone/> - Lot 77 Trent Street