



<b>Policy Name:</b>	<b>LPP15 Parking &amp; Setback – First Avenue, Onslow</b>
<b>File No:</b>	LPP15 PS.DV.18
<b>Policy Purpose:</b>	Local Planning Policies are guidelines used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.
<b>Principles / Framework:</b>	Shire of Ashburton 10 Year Community Plan 2012-2022 Goal 04 – Distinctive and Well Served Places Objective 03 – Well Planned Towns
<b>Application:</b>	Town Planning Scheme No.7
<b>Statutory Environment:</b>	Shire of Ashburton Town Planning Scheme No. 7 Planning & Development Act 2005
<b>Minute Number:</b>	13.07.33
<b>Approval Date:</b>	Adopted at the Ordinary Meeting of Council held on 18 September 2013

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## 1.0 Objective

To provide advice for land owners and developers in First Avenue, Onslow in relation to acceptable setbacks and parking arrangements.

To provide guidance to land owners and developers in First Avenue, Onslow that as a condition of any Planning Consent, any portion of the existing road is to be transferred to Council at no cost.

## 2.0 Scope

A Local Planning Policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

## 3.0 Policy

### 3.1 Policy Statement

- 3.1.1 Where development of Lots 305–308, 333–336, 501, 502, 339 and 968 is sought, Council is prepared to support car parking to have direct access to First Avenue. Council will require parking bays to comply with the provisions of the Shire of Ashburton Town Planning Scheme No. 7.
- 3.1.2 Building Setbacks to First Avenue will be a minimum of 4 metres. Access to the rear ROW is supported. Any Planning Approval will include a ROW upgrading contribution.
- 3.1.3 Attachment 1 to this Policy defines the preferred setback and parking arrangements.

### 3.2 Definitions

For the purpose of this policy:

“Planning Scheme” means the *Shire of Ashburton Town Planning No. 7*.



### 3.3 Background

- 3.3.1 Under the Planning Scheme, land fronting First Avenue, Onslow is zoned Tourism. First Avenue is reserved for „Conservation, Recreation and Nature Land“.
- 3.3.2 Clause 6.10.3 of the Planning Scheme relevant to First Avenue, Onslow states:  
*“The density of residential development in the Commercial and civic and Tourism zones shall not exceed R50.....”*
- 3.3.3 The Shire has required that the set back of land associated with Clause 6.10.3 of the Planning Scheme reflects the R50 provisions of the Residential Planning Codes, which is 4 metres.
- 3.3.4 Some portions of the road pavement for First Avenue, Onslow has been construction outside the defined road reserve and is situated on private land.
- 3.3.5 The desire is to provide the opportunity for the Shire to resolve the issue of the road reserve and the constructed road whilst providing the opportunity for landowners to have car parking within the setback.

### 3.4 Acceptable Setbacks

- 3.4.1 A minimum 4.0 metre building setback to any boundary fronting First Avenue is required.
- 3.4.2 Council may allow a setback of a fence or retaining wall to be 3.0 metres.
- 3.4.3 As a condition of any Planning Approval, Council will seek to have any portion of the existing road to be transferred at no cost. Any such land transfer will not impact upon the calculation for density.

### 3.5 Car parking

- 3.5.1 Council is prepared to support car parking to have direct access to First Avenue.

### 3.6 Retaining wall standards.


- 3.6.1 Council’s preference is that any retaining wall construction fronting First Avenue be of a limestone finish.


## 4.0 REFERENCE:

The Shire of Ashburton Town Planning Scheme No. 7 and the Planning & Development Act 2005.

## 5.0 RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

  
(Signature)  
**Signed**

  
(Print Name)  
**Shire President**

**Monitor and Review:** Principal Town Planner

**Last Review Date:** Ordinary Meeting of Council held on 18 September 2013

**Next Review Date:** September 2017

This policy is to remain in force until otherwise determined by the Council or superseded.