

SHIRE OF DENMARK

TOWN PLANNING SCHEME POLICY NO. 15

TOWNSCAPE POLICY

AIM: The aim of this Policy is to assist Council to identify the community aspirations for Denmark's future townscape and provide for Council a detailed and comprehensive programme for townscape improvements.

OBJECTIVE: To provide Council and prospective developers with broad guidelines for appropriate developments in harmony with our unique environment.

POLICY: Council will have regard to the following, in determining development applications within the townscape:

- 1) **APPROACHES & TOWN ENTRIES:** Council will maintain and enhance approaches to town by discouraging bill posting or hoardings, by formalising placement of appropriate signs, by the retention of existing indigenous vegetation and promoting tree planting on verges.
- 2) **ENVIRONMENT:** Council will support development that preserves or enhances our natural and created environment and provides for green belts, spot parks, seating areas and covered pedestrian access.
- 3) **BUILDING GUIDELINES;**
 - i) Council will support development proposals that harmonise with the landscape and existing buildings.
 - ii) Development that is of a domestic scale will be actively encouraged. This includes historic methods of construction, materials, posted verandahs, the use of heritage colours and the enhancement of pedestrian amenities.
 - iii) Council will support low-impact commercial development proposals that enhance pedestrian movement and access and create a domestic scale in their design.
- 4) **COLOUR:** Council will support heritage colours and will require applicants to submit colour schemes prior to approval for developments.
- 5) **FRANCHISE OUTLETS:** Will not be supported by Council unless they conform to Council's Townscape Guidelines and their logos and emblems harmonise with the environment.
- 6) **BRIGHT LIGHTS:** Council will not support the use of bright, flashing or undirected lights. Subdued lighting will be preferred.
- 7) **TRAFFIC CALMING:** Council will support traffic calming, not by "signs and obstacles", but by the attractive appearance of the streets.
- 8) **CAR PARKS:** Council will support off-street parking with a low visual impact. Landscaping and shade trees are encouraged.
- 9) **HERITAGE VALUES:** Council will encourage the retention of places of recognised heritage value.

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- 10) Development proposals which provide pedestrian and visual links between the town centre, the river and adjacent parks are preferred.
- 11) **PUBLIC OPEN SPACE:** Council will consider walk and dual-purpose trails throughout the town and its environs, linking parks, reserves, river and inlet.
- 12) **LANDSCAPING:** Council will support the implementation of cohesive planting plans for public areas.

Adopted on 23rd June, 1998 in accordance with clause 8.2 of Town Planning Scheme No. 3