



EMP-PLA-006 | Building and Development Standards for Commercial Development

Strategic Context

Strategic Link	Policy Objective
☑ United ☑ Safe & Healthy ☑ Beautiful & Respected ☑ Prosperous & Equitable	The objective of this Policy is to establish clear and consistent standards for the design, construction and development of commercial buildings and associated land uses within the Shire, to ensure that commercial development is safe, functional, visually appropriate, and aligned with the Shire's strategic planning framework, local character, and community expectations.

Introduction

1. Commercial development plays an important role in supporting economic growth, service delivery and employment opportunities within the Shire. It is essential that commercial buildings and associated development are designed, constructed and maintained to a standard that is safe, functional, visually appropriate and consistent with the Shire's planning objectives and community expectations.
2. This Policy provides a clear framework to guide commercial development outcomes by establishing standards that support orderly and sustainable development, protect local amenity, and promote high-quality built form across the Shire.

Purpose

3. The purpose of this local planning policy is to set out the Shire's building and development standards for all commercial development within the Shire of Halls Creek municipality and to ensure that all proposals achieve a distinct aesthetic character and provides amenity to the streetscape for pedestrians.

Policy Scope

4. The provisions of this policy apply to all land zoned that is not zoned Residential under the Shire of Halls Creek Local Planning Scheme No 2.
5. This local planning policy supplements the Zone Considerations provisions of the Shire of Halls Creek Local Planning Scheme No.2. Where a provision of this local planning policy is inconsistent with the Scheme, the Scheme prevails.
6. Where equivalent development provisions are contained within an approved activity centre plan or local development plan, those provisions should prevail.

Policy Statement

7. The purpose of this policy is to promote high quality architectural form to maintain and enhance the visual character of the Shire. This policy is to ensure new buildings are designed to be of human scale to facilitate effective movement and interaction between building and street. This policy is to ensure building frontages at the street level assist in the creation of safe built environments through use of internal and external lighting, encouraging visual interest and ensuring passive surveillance. This policy is



to ensure that all buildings make a positive contribution to the streetscape, assisting in the maintenance and creation of safe, secure and attractive places.

Principles Underpinning the Policy

Principle Name	Principle Definition
Economic Development Support	Enable commercial development that strengthens local business activity, employment, and service provision within the Shire of Halls Creek.
Fit-for-Place Design	Require commercial buildings to be designed and constructed to suit Halls Creek's climate, remote location, and servicing constraints.
Safety and Compliance	Ensure all commercial development meets building, fire, access, and health standards to protect the public and workers.
Functional Site Planning	Provide practical access, parking, servicing, and waste management arrangements appropriate to the type and scale of development.
Amenity and Streetscape Quality	Promote commercial development that enhances the visual character and usability of commercial areas and town centres.

Definitions

Term	Meaning
External Fixtures	Means utilities, equipment, plant or other structures necessary for a building to achieve efficient, comfortable operating outcomes and may include rainwater storage tanks, air conditioning units, communication, power and water infrastructure, letterboxes or other fixtures necessary for the use of the building.
Height	Means when used in relation to a building, means the maximum vertical distance between natural ground level and the finished roof height directly above.

Policy Details

8. In addition to the relevant provisions contained within LPS6 and other applicable Local Planning Policies, non-residential development will be assessed against, and be required to demonstrate compliance with the following provisions:
 - a) Building Design
 - b) Materials
 - c) Buildings should be constructed of high quality materials including but not limited to stone, concrete, brick, timber and glass.
 - d) Concrete walls that are visible from an adjoining property or public realm should be painted and provided with an articulated or detailed finish.
 - e) Articulation
 - f) Buildings should incorporate appropriate design features to enhance appearance, create visual interest and reduce blank walls. This can include a combination of the following: Varied colours, textures, finishes and materials; Varied roof forms and design; Balconies and balustrades;



- g) Windows, screens and sun shading devices and development on corner sites should be designed to accentuate the corner and face all streets that flank it.

9. Front Facades Shopfronts

9.1 Facades fronting the street and public domain should incorporate window and door openings which provide passive surveillance. Be designed to minimise the incidence of blank and unarticulated elevations.

10. Windows and Glazing

10.1 The ground floor commercial frontage should have a minimum of 50% clear glazed windows. Reflective or heavily tinted glazing at ground floor level will not be supported. Windows in an external wall which faces north, east or west should be protected from direct summer sun.

11. Building Entrances

11.1 Building entrances should be clearly defined and easily identifiable from the street and public realm. Building entrances should directly front the street, car park and key pedestrian routes.

12. Pedestrian Shelter

12.1 Where a building abuts a footpath, awnings for weather protection should be provided along its whole length. Where possible, the minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection. Awnings sited to enable a minimum clearance of 2.75m above ground level.

13. Landscaping

13.1 A minimum of 10% of the area of a lot should be landscaped. The landscaped area should include a minimum strip of 1.5 metres wide adjacent to all street boundaries. Any landscaped area should have a minimum width of 1.0 metre. Shade trees should be provided and maintained in uncovered car parks at the rate of one tree for every four-car parking bays.

14. Fencing

14.1 Any fence located within the first 6 metres from the street boundary, or the street alignment and a building, whichever is the lesser distance, should be visually permeable above 0.75 metres from natural ground level, and should have a maximum height of 2.0 metres from natural ground level.

15. Vehicle Access, Loading and Parking

15.1 Vehicle access should be provided from secondary streets or rights of way where available. Only one access point per street is encouraged. Vehicle access to developments on corner lots should be located the maximum possible distance away from the corner on the minor road or right of way. All vehicles utilising on-site car parking bays should be able to enter and exit in a forward gear where practicable. On-site parking should be located behind the building line or within the building where possible. Parking within the front setback area of a development will be discouraged.

16. External Fixtures

16.1 External fixtures should be screened from view from the street through building design and located on the roof, basement or at the rear of the building. To minimise the negative impacts of lighting, lighting should be installed in accordance with Australian Standard AS 4282.

17. Waste

17.1 All developments should be provided with a bin storage area of sufficient size to accommodate a minimum of one week's waste and recycled material. The bin storage area should be screened from view of the street and be located to ensure adverse visual amenity impacts are avoided. Bin storage areas should be located in an easily accessible location for both occupants of the building and for rubbish collection. Details of the proposed collection point are to be submitted at the time of



development approval. A rubbish collection point should be nominated which is of sufficient size to contain the number of bins required to service the building, whilst not obstructing parking and pedestrian access, traffic flow and sightlines. Prior to the initial occupation of a development, a Waste Management Strategy, inclusive of a Waste Management Plan, may be required to detail how waste and the noise associated with waste disposal will be minimised.

Accountability

18. Council is responsible for adopting this Policy and providing strategic oversight of commercial building and development standards within the Shire of Halls Creek.
19. The Chief Executive Officer is responsible for ensuring the effective implementation of this Policy and that appropriate planning, building and compliance processes are established and maintained, and may delegate operational responsibilities to relevant officers.
20. Planning officers are responsible for assessing commercial development applications in accordance with this Policy, the Local Planning Scheme and applicable State planning requirements, providing planning advice, undertaking required statutory consultation, maintaining approval records, and monitoring compliance with planning conditions.
21. Building officers are responsible for assessing building permit applications, confirming compliance with the Building Act 2011 and the National Construction Code, and undertaking inspections where required.
22. Compliance officers are responsible for investigating alleged breaches of planning or building approvals and taking enforcement action where necessary.
23. Applicants and developers are responsible for obtaining all required approvals before commencing works, undertaking development in accordance with approved plans and conditions, and maintaining ongoing compliance with relevant legislation and approvals.
24. Community members may raise concerns regarding commercial developments through the Shire's established enquiry and complaint channels.

Related Documentation / Legislation

Legislation	Shire of Halls Creek Documentation
a. Planning and Development Act 2005 (WA). b. Planning and Development (Local Planning Schemes) Regulations 2015 (WA) c. Shire of Halls Creek Local Planning Scheme d. State Planning Policy Framework e. State Planning Policies f. Building Act 2011 (WA) and Building Regulations 2012 (WA) – g. National Construction Code (NCC). h. Public Health Act 2016 (WA) i. Fire and Emergency Services Act 1998 (WA) j. Work Health and Safety Act 2020 (WA) k. Environmental Protection Act 1986 (WA)	a. Shire of Halls Creek Local Planning Strategy b. Shire of Halls Creek Strategic Community Plan c. Shire of Halls Creek Corporate Business Plan d. Any adopted Shire of Halls Creek Local Planning Policies relating to commercial development, town centre planning, or built form standards e. Shire of Halls Creek Risk Management Framework f. Shire of Halls Creek Compliance and Enforcement Procedures



Policy Review

25. This Policy will be reviewed every four (4) years from the date of endorsement, or earlier in the event of legislative change, audit findings or a resolution of Council.

Document Control

Relevant delegations	Nil		
Risk Evaluation	Moderate		
Council adoption	27 March 2025	Resolution	2025/029
Next review due	March 2029		