

The Glades Village Centre Local Planning Policy

October 2010

Prepared for
LWP Property Group



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DOCUMENT HISTORY AND STATUS

Job No.	06/014			
Author	Kris Nolan			
Revision	Date Prepared	Reviewed by	Approved by	Date Approved
Rev 0	19.04.10	Kris Nolan		
Rev 1	18.05.10	Kris Nolan		
Rev 2	22.06.10	Kris Nolan	Samantha Thompson	30.06.10
Rev 3	20.07.10	Kris Nolan		
Rev 4	23.09.10	Jason Carr	Ben De Marchi	28.09.10
Rev 5	22.10.10	Jason Carr		

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1 INTRODUCTION

The Village Centre will be the heart of The Glades estate and will feature a diverse mix of retail and commercial opportunities together with medium density residential housing. The Village Centre will also benefit from its location immediately south of a major linear portion of Public Open Space (POS) providing a high level of natural amenity for residents and visitors alike. The combination of these elements will serve to create a highly attractive and desirable walkable village centre, where the community can fulfil its everyday retail, business and leisure needs.

1.1 POLICY APPLICATION AREA

This Local Planning Policy 45 (the Policy) for the Village Centre has been prepared by LWP Property Group (LWP) pursuant to Clause 9.1.1 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 (TPS 2). This policy applies to all land within the Village Centre, as identified in **Figure 1**.

In circumstances where an inconsistency arises between the Policy, the Residential Design Codes of Western Australia (R-Codes) or any other Local Planning Policy of the Shire, this Policy shall prevail to the extent of that inconsistency. However, pursuant to Clause 9.1.2 of TPS 2, where any inconsistency arises between this Policy and the Scheme, the Scheme shall prevail to the extent of that inconsistency. Where an inconsistency arises between this Policy and an approved Detailed Area Plan (refer section 4.1), the Detailed Area Plan shall prevail to the extent of that inconsistency.

1.2 POLICY PURPOSE

This Policy has been prepared to facilitate and co-ordinate development within the Village Centre. Specifically, the Policy prescribes desired built form and streetscape outcomes that will contribute to the realisation of the design vision outlined in Section 2.

1.3 POLICY STRUCTURE

The policy is structured such that it contains a set of General Requirements (Sections 6 and 7) that pertain to the entire Village Centre and area specific requirements that relate more specifically to dedicated lots or areas within the Village Centre (Section 8). The Shire will assess all applications against the relevant criteria in both the General and area specific requirements.



LOCALITY PLAN
The Glades Village Centre
An LWP Property Group Pty Ltd Project

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2 DESIGN VISION

The vision for the Village Centre is for the development of a vibrant mixed use place featuring levels of economic activity and opportunity underpinned by a solid residential base, all housed within a robust architectural form, which makes reference to Byford's rural built form heritage in a contemporary manner. The village will feature a high level of public infrastructure in the form of quality materials and designs for streets, street furniture, public lighting and public art that is sympathetic to and complements the aspirations of the community at The Glades. Extensive landscaping to public spaces will also be a feature of the village centre. Commercial development along Main Street is to feature active frontages, generally with pedestrian cover, while a strong component of residential development will result in an ongoing human presence within the village centre.

Development is to feature clearly defined architectural elements with a composite of external wall materials and finishes. Single residential development within the Village Centre is also to reflect Australian Urbanism, featuring a composite of external finishes that are a contemporary interpretation of village architecture rather than historical or vernacular styles such as "Federation or "Tuscan".

Figure 2 depicts the key principles of the Village Centre vision.

3 RELATIONSHIP WITH THE GLADES LOCAL STRUCTURE PLAN

Part 1 – Statutory Section of The Glades, Byford Local Structure Plan (LSP) and the Local Structure Plan Map (refer **Figure 3**) provides the statutory mechanism for the preparation of this Policy to guide land use and built form within The Glades, Byford Village Centre.

4 ADDITIONAL INFORMATION REQUIREMENTS

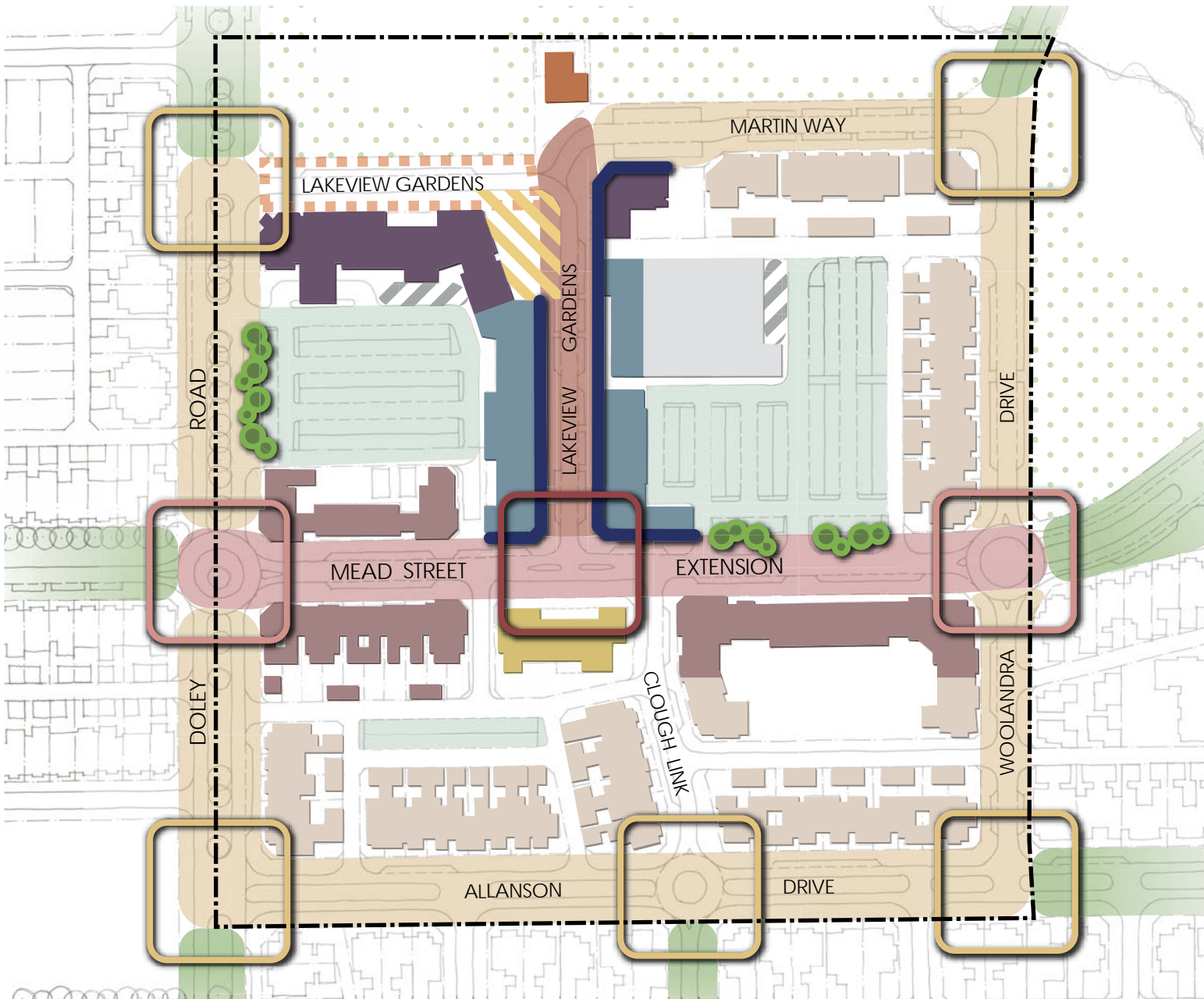
4.1 DETAILED AREA PLANS

Detailed Area Plans (DAP) will be prepared for particular lots and development sites within the Village Centre. In addition to the provisions of this Policy, the DAPs provide further detail regarding such elements as allowable building envelopes, R-Code variations, setbacks, vehicle access and parking requirements, and fencing and landscaping requirements.

As outlined in Section 1.1, in circumstances where provisions of this Policy are inconsistent with the provisions of an approved DAP, the DAP will prevail to the extent of that inconsistency.

4.2 RESTRICTIVE COVENANTS

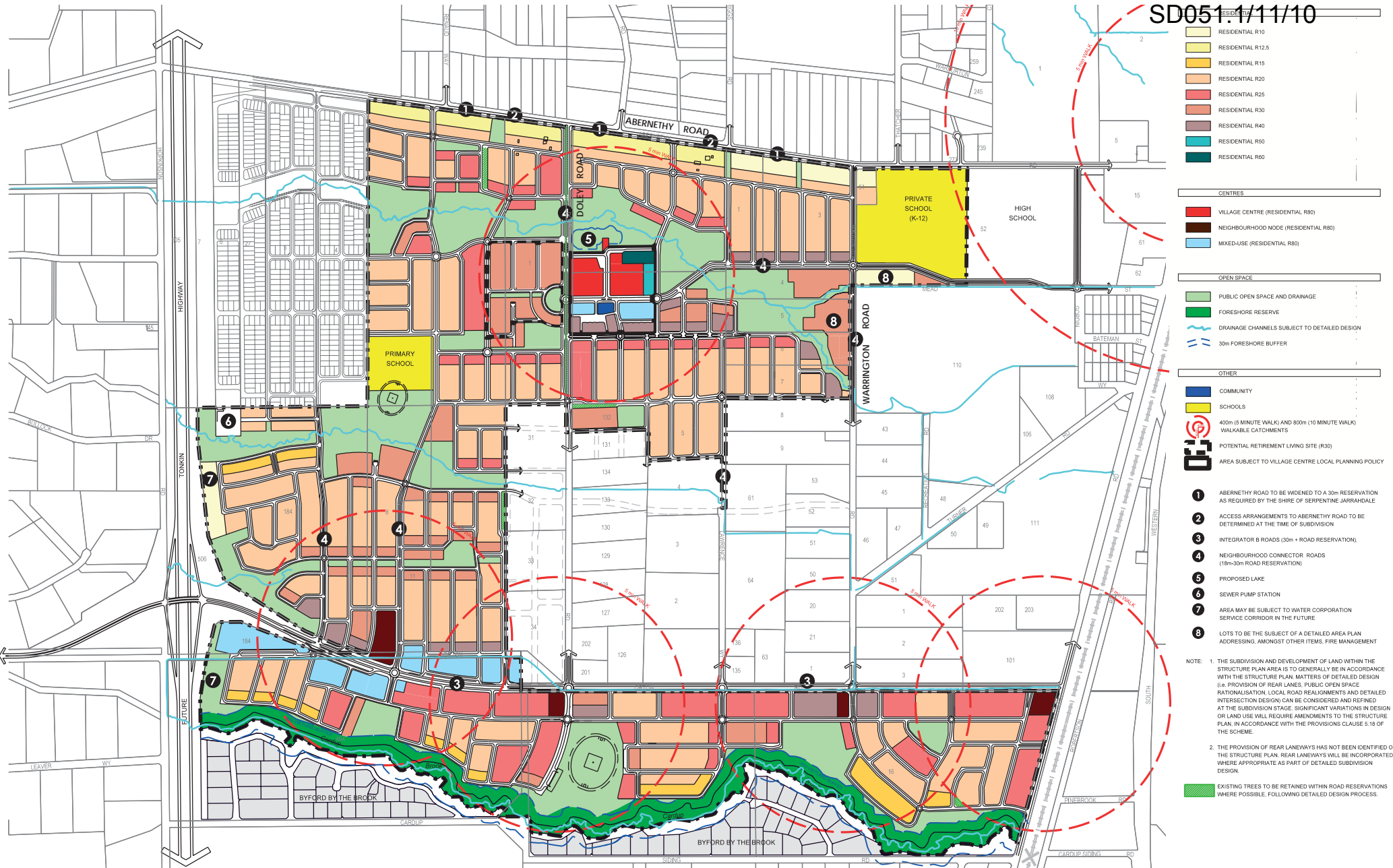
Lots within the Village Centre may be encumbered by restrictive covenants. These are intended to benefit all property owners by ensuring minimum standards of development are met and the amenity of all properties is optimised. Restrictive covenants are legal instruments that are imposed by the seller of the property and any queries are to be addressed directly to LWP.



- Land Use**
- Medium-High Density Residential
Facilitating a diversity of higher density residential dwelling choices.
 - Mixed Use Potential
Key area for growth of commercial land use, including a mix of residential.
 - Leisure and Commercial
Taverns/cafes and restaurants, and some offices, overlooking public spaces.
 - Civic Building
Hall/activity and meeting rooms/Post Office
 - Landmark Parkside Building
Cafe/Restaurant/Shelter
 - Focal area for supermarket and specialty retail shops, including potential for upper-floor residential.
 - Supermarket Site
 - Key Service Area
Screened, well-maintained
- Public Domain**
- Village Plaza
Highly landscaped public space with formal planting, seating etc to be retained within road reserve.
 - Lakeview Gardens
Pedestrian-friendly environment with numerous safe crossings, continuous shade and shelter and no vehicle crossings.
 - Mead Street Extension
Slow-speed (40kph), well landscaped environment with numerous pedestrian crossings.
 - Lakeview Gardens
Opportunity to close street for weekly/occasional events. No parking on southern side to provide a wide north-facing al-fresco area.
 - Key Frame Streets
High quality built form and public realm treatments.
 - Primary Gateway
Feature landscaping and built form design.
 - Secondary Gateway
Attention to high quality built form and landscaping design.
 - Central Junction
Pedestrian-oriented area defined by landmark building architecture.
 - Lakeview Gardens buildings set at, or close to, the edge, with limited gaps between buildings.
 - High quality landscaping along street edge of exposed parking area.
 - Key approaches to be specially landscaped
 - Well-landscaped parking areas, at rear of Lakeview Gardens buildings.
 - Subject Site

VILLAGE CENTRE DESIGN VISION PRINCIPLES
The Glades Village Centre
An LWP Property Group Pty Ltd Project

0m 10 20 30m
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- RESIDENTIAL**
- RESIDENTIAL R10
 - RESIDENTIAL R12.5
 - RESIDENTIAL R15
 - RESIDENTIAL R20
 - RESIDENTIAL R25
 - RESIDENTIAL R30
 - RESIDENTIAL R40
 - RESIDENTIAL R50
 - RESIDENTIAL R80
- CENTRES**
- VILLAGE CENTRE (RESIDENTIAL R80)
 - NEIGHBOURHOOD NODE (RESIDENTIAL R80)
 - MIXED-USE (RESIDENTIAL R80)
- OPEN SPACE**
- PUBLIC OPEN SPACE AND DRAINAGE
 - FORESHORE RESERVE
 - DRAINAGE CHANNELS SUBJECT TO DETAILED DESIGN
 - 30m FORESHORE BUFFER
- OTHER**
- COMMUNITY
 - SCHOOLS
 - 400m (5 MINUTE WALK) AND 800m (10 MINUTE WALK) WALKABLE CATCHMENTS
 - POTENTIAL RETIREMENT LIVING SITE (R30)
 - AREA SUBJECT TO VILLAGE CENTRE LOCAL PLANNING POLICY

- 1 ABERNETHY ROAD TO BE WIDENED TO A 30m RESERVATION AS REQUIRED BY THE SHIRE OF SERPENTINE JARRAHDALE
- 2 ACCESS ARRANGEMENTS TO ABERNETHY ROAD TO BE DETERMINED AT THE TIME OF SUBDIVISION
- 3 INTEGRATOR B ROADS (30m + ROAD RESERVATION)
- 4 NEIGHBOURHOOD CONNECTOR ROADS (18m-30m ROAD RESERVATION)
- 5 PROPOSED LAKE
- 6 SEWER PUMP STATION
- 7 AREA MAY BE SUBJECT TO WATER CORPORATION SERVICE CORRIDOR IN THE FUTURE
- 8 LOTS TO BE THE SUBJECT OF A DETAILED AREA PLAN ADDRESSING, AMONGST OTHER ITEMS, FIRE MANAGEMENT

NOTE: 1. THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE STRUCTURE PLAN AREA IS TO GENERALLY BE IN ACCORDANCE WITH THE STRUCTURE PLAN. MATTERS OF DETAILED DESIGN (i.e. PROVISION OF REAR LANES, PUBLIC OPEN SPACE, RATIONALISATION, LOCAL ROAD REALIGNMENTS AND DETAILED INTERSECTION DESIGN) CAN BE CONSIDERED AND REFINED AT THE SUBDIVISION STAGE. SIGNIFICANT VARIATIONS IN DESIGN OR LAND USE WILL REQUIRE AMENDMENTS TO THE STRUCTURE PLAN, IN ACCORDANCE WITH THE PROVISIONS CLAUSE 5.18 OF THE SCHEME.

2. THE PROVISION OF REAR LANEWAYS HAS NOT BEEN IDENTIFIED ON THE STRUCTURE PLAN. REAR LANEWAYS WILL BE INCORPORATED WHERE APPROPRIATE AS PART OF DETAILED SUBDIVISION DESIGN.

EXISTING TREES TO BE RETAINED WITHIN ROAD RESERVATIONS WHERE POSSIBLE, FOLLOWING DETAILED DESIGN PROCESS.

LOCAL STRUCTURE PLAN

The Glades Village Centre

An LWP Property Group Pty Ltd Project

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s: NTS@A4
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5 APPROVALS PROCESS

Assessment of development proposals will be conducted in two stages. In the first instance, development proposals will be assessed by LWP, having due regard to the provisions of this Policy and applicable DAPs. Following endorsement by LWP, development proposals will be forwarded to the Shire for Development and/or Building Approval. The approval process is outlined in **Figure 4**.

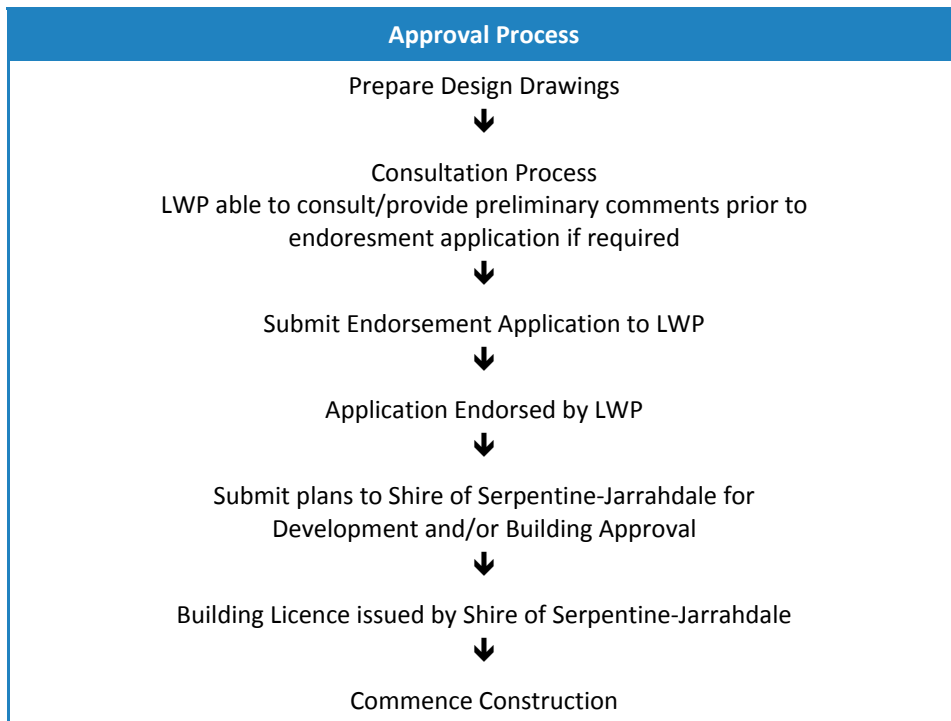


Figure 4: Approvals Process

5.1 LWP DESIGN ENDORSEMENT

Development proposed within the Village Centre will require endorsement by LWP, in accordance with the provisions of this Policy and DAPs where applicable. Proponents may consult with representatives of LWP prior to the submission of an

application for endorsement to ensure that the intent and this Policy and DAP (where required) is satisfactorily adhered to.

Proponents are required to submit technical drawings of the proposed development to LWP for endorsement. These drawings are to be at a legible scale at A3 and may be submitted digitally or as a hard copy (3 copies required). These drawings are to include a site plan, floor plans and elevations illustrating the proposed built form, schedules depicting external materials, colours and finishes and a landscaping plan.

5.2 SHIRE OF SERPENTINE-JARRAHDALÉ CONSIDERATION

Following assessment and endorsement by LWP, copies of the application will be stamped 'Endorsed' and returned to the proponent. A copy of the endorsed drawings is to be included in any application for Development Approval or Building Licence subsequently made to the Shire.

Applications for planning approval for development within the Village Centre shall be made on the form prescribed by the Shire and shall be signed by the owner(s) and accompanied by the following information:

- i) A written submission describing the proposal, which should include confirmation that the requirement of this Planning Policy can be achieved;
- ii) Such plans and other information that the Shire may reasonably require to enable the application to be determined. Refer to Clause 6.1 of Town Planning Scheme No. 2;
- iii) Any specialist studies the Shire may require the applicant to undertake in support of the application such as traffic, environmental, engineering, acoustic or energy efficiency;
- iv) Details of any proposed signage to be erected, together with a separate application for a sign licence to the Shire's building department; and
- v) The payment of an administration fee as detailed in the Shire's Schedule of Fees and Charges.

6 GENERAL PLANNING REQUIREMENTS




This section details a set of over-arching principles and requirements for land located within the Glades Village Centre. The individual lot requirements are set out in Section 8.

6.1 LAND USE






6.1.1 STATEMENT OF INTENT

To achieve an integrated mixed-use Village Centre that provides for a range of uses and activities, including shops, offices, restaurants, community and recreational opportunities together with Village living. **Figure 5** generally depicts the designed land uses for the Village Centre.

6.1.2 OBJECTIVES

-  To achieve a mixed use environment where people may live, work and recreate within the Village Centre.
-  Uses such as shops, offices, commercial, health care, community, leisure, residential and entertainment will be developed in an integrated manner.
-  Village Living will be provided for by a range of medium density and mixed use development opportunities.

6.1.3 REQUIREMENTS

-  Retail and commercial development will be located along Lakeview Gardens and Mead Street.
-  A supermarket will be provided east of Lakeview Gardens.
-  Specialty retail stores are proposed at ground level fronting Lakeview Gardens.
-  Cafes and restaurants are proposed along Lakeview Gardens.
-  A Tavern is proposed fronting Lakeview Gardens.

-  4,500m² retail floor space is allocated to the Village Centre. 3000m² of this floor space is allocated to the precincts east of Lakeview Gardens and 1500m² is allocated to the precincts west of Lakeview Gardens.
-  Retail and commercial opportunities will be provided for on the ground floor with the potential for residential, commercial/office development within the upper storeys.
-  Residential development is proposed overlooking public open space along Lakeview Gardens, Martin Way and Woolandra Drive.
-  Upper storey residential development is also encouraged throughout the Village Centre along Lakeview Gardens and Mead Street.
-  A Civic Site for Community uses is identified at the southern termination of Lakeview Gardens, south of Mead Street.
-  A range of residential densities between R40 and R60 will be supported within the Village Centre.

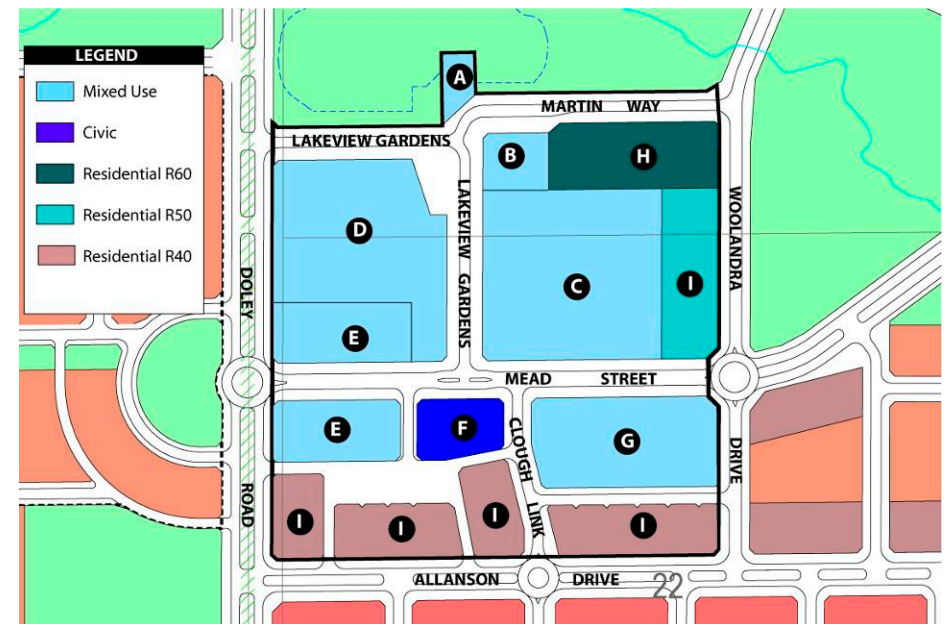


Figure 5: Land Use Allocation

6.2 MOVEMENT NETWORK





6.2.1 STATEMENT OF INTENT




To facilitate a Main Street based Village Centre that has an efficient and effective movement network by accommodating the needs of pedestrians, cyclists, public transport users and the private vehicle in a manner which supports the development of a consolidated, pedestrian oriented urban environment.

6.2.2 OBJECTIVES

-  A legible and well connected supporting street network that disperses traffic, provides numerous entry points into the Village Centre and relates strongly to the residential catchment.
-  A north-south Main Street (Lakeview Gardens) will provide for the major connection through the Village Centre, connecting the residential catchments to the north and south of the Village Centre.
-  A permeable and legible pedestrian network that connects strongly with the network of public open space and the surrounding residential catchments.
-  Shared use of car parking areas will be encouraged, along with reciprocal access arrangements where appropriate.

6.2.3 REQUIREMENTS

-  The road layout for the Village Centre shall be provided for in accordance with the **Figure 6**.
-  All roads (reserve and carriageway widths, footpaths, cycle lanes, on-street parking etc), shall be provided in accordance with **Figure 6** below.
-  The Village Square shall be provided as road reserve. The Shire of Serpentine-Jarrahdale will manage and maintain the Village Square.
-  Whilst some on-street parking will be available in particular locations, the majority of parking will occur to the rear of buildings.

-  To achieve continuous facades and limit vehicular/pedestrian conflict points, where appropriate, the number of cross-overs to rear car parks will be minimised, as identified in **Figure 6**.
-  Provision is to be made for delivery and service vehicles to have rear access to buildings. Where development is sleeved, rear/internal access opportunities are to be provided for this to occur.
-  Parking requirements are to be in accordance with the requirements of Section 7.4.

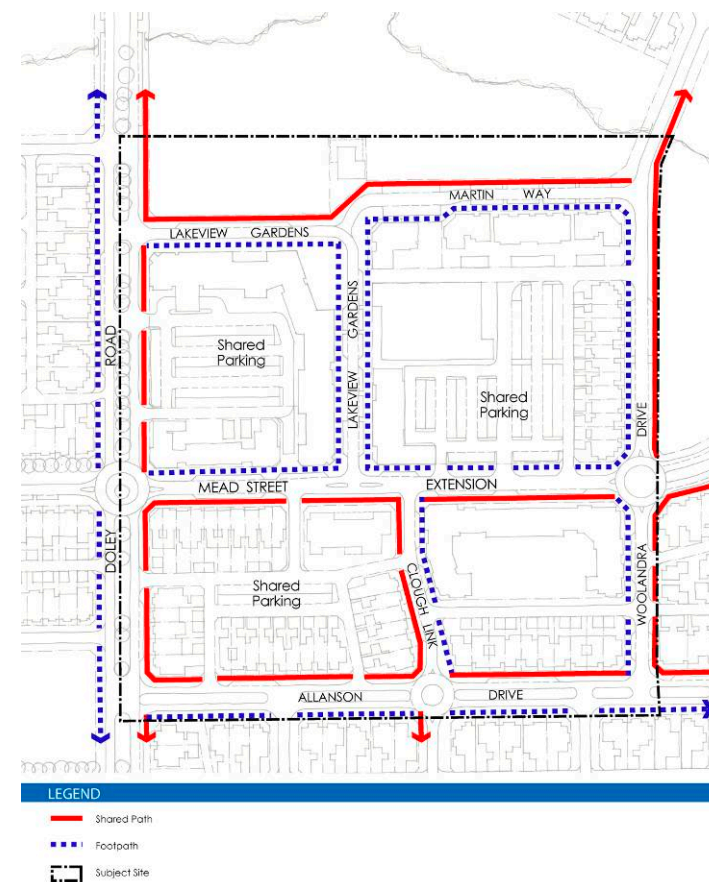






Figure 6: Movement Network and Path Plan

7 GENERAL BUILDING AND DESIGN REQUIREMENTS

The following section outlines general building requirements applicable to all development within the Village Centre. The character of the Village centre will be defined by the following:

-  A built form and style that evokes a traditional village centre atmosphere
-  Landuses, public spaces and built forms that provide vibrancy
-  Buildings and activities which activate streets
-  A safe and efficient pedestrian network linking public spaces

7.1 ARCHITECTURAL CHARACTER

Architectural character refers to physical features such as building shape, materials, openings, roofing and other features that are character defining.

DESIGN REQUIREMENTS

- a) The architectural character will encompass a contemporary interpretation of 'rural' village forms.
- b) Structures will feature a composite of exterior finishes, with a primary wall material such as a painted render, stone work or face brickwork. These materials will be complimented by minor elements such as lightweight cladding materials, accent colours or other alternative materials.

7.2 BUILDING ADAPTABILITY

A key consideration for any new activity centre, is the capacity of the buildings to be able to accommodate a variety of interim uses, whilst maintaining the flexibility and robustness to accommodate a variety ultimate land uses.

DESIGN REQUIREMENTS

- a) To ensure buildings located within the Village Centre are robust enough to accommodate a variety of uses as the centre evolves, their design must address:

- i) Floor/ceiling heights
- ii) Access/egress
- iii) Fire requirements
- iv) Parking

- b) For Mixed uses sites (as identified in section 8), the minimum ceiling height to the ground floor shall be 3.6m.

7.3 BUILDING HEIGHT

Building heights need to be controlled to ensure the desired Village Centre scale and character is achieved, which is to be commensurate with the balance of the Glades Estate. **Figure 7** generally depicts the desired building heights and landmark locations within the Village Centre.

DESIGN REQUIREMENTS

- a) The maximum permitted height within the Village Centre shall be 3 storeys with a 4th level permitted within the roofspace for landmark buildings (refer Section 8).
- b) Maximum Building Heights for various storeys are as follows:
 - i) Three storeys: maximum height:
 - Top of wall (roof over) 10m
 - Top of wall (parapet) 11m
 - Top of pitched roof 14m
 - ii) Four Storey Landmark Elements: maximum height:
 - Top of wall (roof over) 13m
 - Top of wall (parapet) 14m
 - Top of pitched roof 17m
- c) For single storey non-residential development a minimum street front wall or parapet height of 7m is required.
- d) For single dwellings within the village centre, a minimum height of 2 storeys is encouraged.



Figure 7: Building Heights and Setback Requirements

7.4 PARKING

The amount and location of on-site and on-street parking is critical in achieving active and vibrant streets and a pedestrian orientated village centre.

The parking requirement defined within the Scheme is based on isolated development and does not consider any reduction to the parking demand as a result of cross-visitation between land uses or reduced car dependency due to public transport provision.

When assessing each land use on an isolated and individual basis parking provision is likely to be significantly greater than the expected parking demand. From a commercial perspective, there is a need to provide parking to an appropriate level so that trade is not constrained and the village centre is considered to be easy to use.

However, it is detrimental to the amenity of the village centre to provide an over-supply of parking that affects the urban form.

When considering the parking requirements for the Village Centre, the parking provisions should allow for reciprocal use of parking facilities between different land uses and their times of attraction when appropriate.

DESIGN REQUIREMENTS

- a) All residential development is to provide on-site parking exclusively for its own use.
- b) All commercial development, with the exception of Mixed Use sites B and G (refer Section 8), are proposed to provide shared public parking in the areas identified in **Figure 8**.
- c) Mixed Use sites B and G are to provide on-site parking exclusively for their own use.
- d) The amount and location of parking (both on and off-street) is to be generally provided in accordance with the Figure 8. However this will be subject to detailed design based on the land use requirements at the time.
- e) On-street parking bays will be considered as part of the overall parking provision for the Village Centre.

- f) Onsite parking is to be sleeved behind the main building mass as identified in Figure 8.

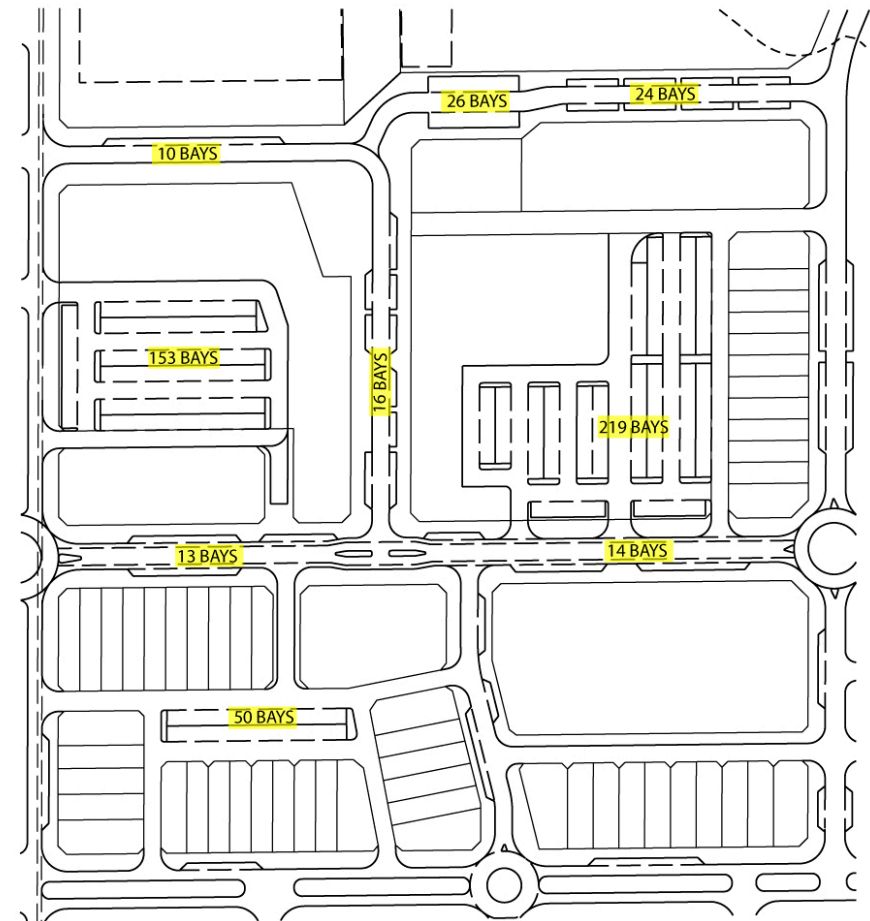


Figure 8: General Parking Requirements

7.5 ARTICULATION OF FACADES

The articulation of facades assists in providing a lively and active streetscape and public/private realm interaction.

DESIGN REQUIREMENTS

- a) Elevations to streets, rear laneways, and rear entrances from carparks and public open spaces are to be articulated to feature clearly defined architectural elements, including:
 - i) Defined front entries that are clearly identifiable from the street through expressed elements such as centre porticos, glazing etc.
 - ii) Avoidance of blank facades through the use of balcony projections, changes in material, projections, indentations in the floor plan and glazing.
 - iii) The applications of awnings and others shading devices.
 - iv) A streetscape highlighted by bold colours or accent material changes applied specific elements of the built form.
- b) A continuous pedestrian cover at street level for all commercial activities will be required (refer Section 7.16).

7.6 GROUND FLOOR LEVELS

The relationship between the ground floor level and the street level is important from an access and public/private realm separation perspective.

DESIGN REQUIREMENTS

- a) For commercial uses:
 - i) Ground Floor levels are to match the abutting sidewalk level at entrances to facilitate universal access requirements (minor variations are permitted where suitable ramping is provided to entrances).

- b) For residential uses:
 - i) Ground Floor levels are recommended to sit above the abutting sidewalk level in order to facilitate separation between the public and private realm.

7.7 SECONDARY STREET FACADES

Secondary street facades should be appropriately articulated and activated to avoid blank walls and to provide increased passive surveillance to corners.

DESIGN REQUIREMENTS

- a) Development on corner lots is required to address both the primary and secondary streets. A secondary street façade is to be articulated and feature a suitable level of detail including windows, in a manner consistent with the primary street elevation.

7.8 ROOF FORMS

A variety of roof forms and pitches are encouraged so as to avoid monotonous roofscapes.

DESIGN REQUIREMENTS

- a) Roof forms within the Village Centre are not restricted apart from where conventional pitched roofs are being provided (particularly for residential development), the pitch shall be a minimum of 24.5° and a maximum of 42° in order to promote a consistency of development.












7.9 ROOF MATERIALS

A variety of roof materials are promoted to again avoid monotonous roofscapes, with either corrugated metal or tiled roofs being preferential.

DESIGN REQUIREMENTS

a) Corrugated Metal Roofing

Corrugated metal roof sheeting is to be of low or neutral visual impact from the specified range of Colorbond colours or Zinalume finish. Bright or dark, heat absorbing colours are not permitted. Colours are to be selected from the following colorbond range:

-  Surfmist;
-  Evening Haze;
-  Shale Grey;
-  Classic Cream;
-  Dune;
-  Windspray;
-  Paperbark;
-  Bushland;
-  Jasper;
-  Pale Eucalypt; and
-  Woodland Grey.

Alternative metal finishes such as copper or zinc may be considered.

b) Tiled Roofs

Roof tiles are recommended to be slate style in neutral/grey colours, with a preference for lighter grey colours. Bright colours such as reds, greens, blues, black/charcoal and dark/deep terracotta colours are not permitted as they are considered to be inconsistent with the desired character for the Village Centre.

7.10 GLAZING

Glazing of facades is important for solar access, passive surveillance opportunities, public/private realm interaction and achieving the Green Building Council of Australia (GBCA) sustainability criteria outlined in Section 7.21

DESIGN REQUIREMENTS

- a) For commercial/retail tenancies, glazing to the primary street elevation shall be optimised with at least 70% of a ground floor facade to be glazed (inclusive of doorways). Glazed areas may comprise window panels to floor level or with sills set 0.75m above floor level, with fixed or opening sashes. Where subject to a solar load, the use of mitigating measures such as sunshades, awnings, double glazing and laminated glass should be incorporated to improve solar performance and meet the GBCA green star criteria.
- b) For commercial and residential development, glazing above the street level should provide opportunities for surveillance of the streets, laneways and other public spaces. Where subject to a solar load, the use of mitigating measures such as sunshades, awnings, double glazing and laminated glass should be incorporated to improve solar performance and meet the GBCA green star criteria.

7.11 WALL MATERIALS

A variety and blend of wall materials are promoted to provide character and differentiation within the Village Centre.

DESIGN REQUIREMENTS

- a) Walls visible from a street or other public spaces are preferred to feature a composite of construction material and finishes.
- b) Blank walls abutting or facing public spaces are not permitted within the Village Centre.
- c) A dominant masonry material is to be complemented by minor elements of alternative material or finishes as well as glazing.

- d) Where tilt up, precast concrete or the like is proposed for external walls, the design shall exhibit sufficient components of detail, changes in colour, texture and/or pattern and the use of glazing to satisfy the desired character for the Village Centre. Examples of suitable materials include:
 - i) Face and rendered/painted brickwork or blockwork (cream facebrick is not permitted)
 - ii) Stone cladding
 - iii) Sheet metal cladding
 - iv) Compressed fibre cement
 - v) Clear glazing
- e) On all primary streets at least 2 different material or finishes are required as well as glazing.

7.12 STORES

Stores are required for all medium density residential development.

DESIGN REQUIREMENTS

- a) Any additional store or outbuilding (in addition to the store required by the R-Codes for grouped or multiple dwellings), not constructed of the same materials as the main residence, is not permitted to be visible from a street, park, carpark or other public space.

7.13 SERVICES

Services and associated appliances for both residential and non-residential development should be concealed from public view wherever possible.

DESIGN REQUIREMENTS

- a) Waste and vent pipes, cable ducts, air conditioning and evaporative cooling plants, television antennae, satellite dishes, solar panels, rubbish bins hot water storage tanks and clothes drying areas are to be concealed from the street or public view.

- b) Where there is no alternative location which affords a suitable level of solar efficiency, solar panels may be visible where they are in the same plane as the roof and the storage tank is located remotely in a position not visible from public view.
- c) Where a television antenna must project above the roof line to access the direction of reception, the maximum permissible projection is 1m with the location to be towards the rear of the roof away from any public area.
- d) Air conditioning plants are to be located or acoustically screened to minimise the level of noise intrusion into neighbouring properties to within the limits set out in the Environmental Protection Regulations (1997).

7.14 SECURITY AND LIGHTING

Security and Lighting should be provided for in accordance with the requirements of the Crime Prevention Through Environmental Design (CPTED) principles.

DESIGN REQUIREMENTS

- a) Building entries, service areas and car parks are to be well lit to ensure safe after hours use.
- b) Building design is to contribute to the creation of a safe environment by avoiding the creation of “blind” spaces. Building design should also facilitate informal surveillance of surrounding open space areas through the appropriate orientation of windows and balconies.

7.15 SIGNAGE

Signage must be of an appropriate size, material make-up and location, commensurate with the character of the Village Centre.

DESIGN REQUIREMENTS

- a) All signage is to feature a high standard of graphic design, be appropriate in character and an integral element of building design.

- b) The following forms of signage are considered appropriate for the Village Centre:
- i) Suspended from beneath a pedestrian awning provided a minimum clearance of 2.5m is maintained;
 - ii) Fixed glazing highlights on shopfronts; and
 - iii) Front and secondary facade signage above or below awnings and below first floor windows.

7.16 AWNINGS

The provision of awnings for all commercial/retail activities, will contribute towards the achievement of the contemporary rural character being sought for the Village Centre.

DESIGN REQUIREMENTS

- a) For all commercial/retail activities, awnings over sidewalks shall comply with the following:
- i) Maximum extension to within 0.5m of street kerb.
 - ii) Cannot be provided over street parking bays.
 - iii) Generally to be cantilevered or suspended and provide no obstructions or hazards to pedestrians except where some support within the footpath areas is provided in accordance with a Detailed Area Plan.
 - iv) To be roofed in sheet metal, tensile membrane, polycarbonate or similar.
 - v) To have a minimum average clearance of 3.0m over a sidewalk.
 - vi) To be lightly framed with fine design lines and a maximum fascia depth of 300mm.

7.17 FENCING

Fencing should be commensurate with the Design Vision for the Village Centre and be provided for consistent with Crime Prevention Through Environmental Design (CPTED) principles.

DESIGN REQUIREMENTS

- a) General Fencing Requirements (Applicable to all development):
- i) Frontage fences (where applicable) are to be solid render in a finish which is compatible with that of the main building to a maximum height of 0.75m.
 - ii) Fences to rear courts, secure parking areas, service and drying areas may be solid to a height of 1.8m.
 - iii) Low fencing used as a buffer between semi-private and public spaces, should be enhanced by the use of low hedging or planting.
 - iv) At access points to onsite parking areas, walls must be sufficiently low or truncated and gates proposed to be transparent in nature in order to facilitate the safe access and egress of motor vehicles.
 - v) All fencing within the Village Centre shall be constructed with a finish which is compatible with that of the main building. Any infill panel material shall complement the materials and colours of the main buildings.
 - vi) Colorbond capped metal, corrugated fibre cement, brushwood and timber lap fencing are not permitted for front, secondary street, laneways or dividing fences within the Village Centre.
 - vii) Front fencing is not permitted within Lakeview Gardens.
- b) Residential Fencing Requirements
- i) Where higher front fencing is preferred, it is to be in the form of masonry pillars to a maximum height of 1.8m with visually permeable infill panels to a maximum height of 1.6m or solid masonry infill panels to a maximum height of 0.6m with visually permeable panels above, up to a maximum height of 1.6m.
 - ii) Laneway fencing is to be solid to a maximum height of 1.8m.

- iii) For secondary streets, the front 20% of a secondary street boundary from the truncation is required to be either free of fencing or if provided, low (0.6m) in scale.

7.18 LANDSCAPING

Consistent with the standard of landscaping provided within the public open space areas and road reserves of the Village Centre, development is to exhibit a similar high level of landscape design and implementation.

DESIGN REQUIREMENTS

- a) Landscaping is to allow for surveillance of public areas through the use of low level planting, shrub clusters, hedging etc offset by decorative trees that provide clear sightlines under a defined canopy.
- b) Buffer planting to parking areas is required and should take the form of either low hedging or plants which contribute to the subtle screening of cars whilst still facilitating clear visibility for surveillance and safe pedestrian-traffic movements.
- c) For commercial developments the minimum extent of landscaping shall be as defined by the Shire of Serpentine Town Planning Scheme No. 2 however, in line with the aim to produce a superior urban outcome a minimum of 10% of the site area should be provided.
- d) The strategic use of deciduous tree species to facilitate winter solar penetration.
- e) The use of low water use plant species is strongly encouraged.
- f) Electronically controlled irrigation systems with rain sensors and effective coarse drop sprays or subterranean water delivery are the permissible forms of irrigation.
- g) The use of soil conditioners and mulch in garden beds is encouraged;

7.19 QUIET BUILDING DESIGN

In any mixed-use environment such as the Village Centre, there is the potential for conflict between residential and commercial uses from a noise perspective. The incorporation of 'Quiet Building design' principles into residential dwellings can minimise the impacts of noise.

DESIGN REQUIREMENTS

- a) For residential development within the Village Centre, it is recommended that a noise assessment study be carried out to inform the design process and that the following "Quiet Building" design principles be considered for affected dwelling:
 - i) Locating bedrooms away from the noise source;
 - ii) Solid balustrades to balconies to provide a barrier to noise;
 - iii) Absorbent materials for balcony ceilings to reduce the extent of reflected noise;
 - iv) The provision of sealed eaves;
 - v) External walls to feature casement sashes in timber or steel with compressible acoustics seals;
 - vi) The provision of acoustic insulation to roofs and ceilings; and
 - vii) The application of thick laminated glass to windows and sliding doors.

The extent to which "Quiet Building" design principles need to be implemented will depend on the proximity to any potential noise sources and the recommendations of any noise assessment study.

7.20 NOISE MITIGATION – COMMERCIAL BUILDINGS

In any mixed-use environment such as the Village Centre, there is the potential for conflict between residential and commercial uses from a noise perspective. The incorporation of 'Quiet Building design' principles into commercial structures can minimise the impacts of noise.

DESIGN REQUIREMENTS

- a) A noise assessment study shall be carried out to determine the noise levels expected to be generated by the commercial activity within close proximity of residential development within the Village Centre. The noise mitigation strategies recommended by this assessment are to be incorporated into the building design. A copy of the initial noise assessment is to be included as part of the documentation submitted to the Shire for Development Approval.

7.21 SUSTAINABILITY

All residential and commercial development shall satisfy the energy efficiency requirements of the Building Code of Australia.

DESIGN REQUIREMENTS

- a) An energy rating assessment shall be undertaken for each commercial building within the Village Centre and be included as part of the documentation submitted to both LWP and the Shire for Development Approval.
- b) All commercial buildings within the Village Centre shall satisfy a range of sustainability criteria by achieving a minimum 4 star "Green Star" rating (Green Building Council of Australia).

8 AREA AND LOT SPECIFIC REQUIREMENTS

This section considers the detailed design requirements for specific parts of the Village Centre. **Figure 9** identifies the location of the specific sites referred to in this section.

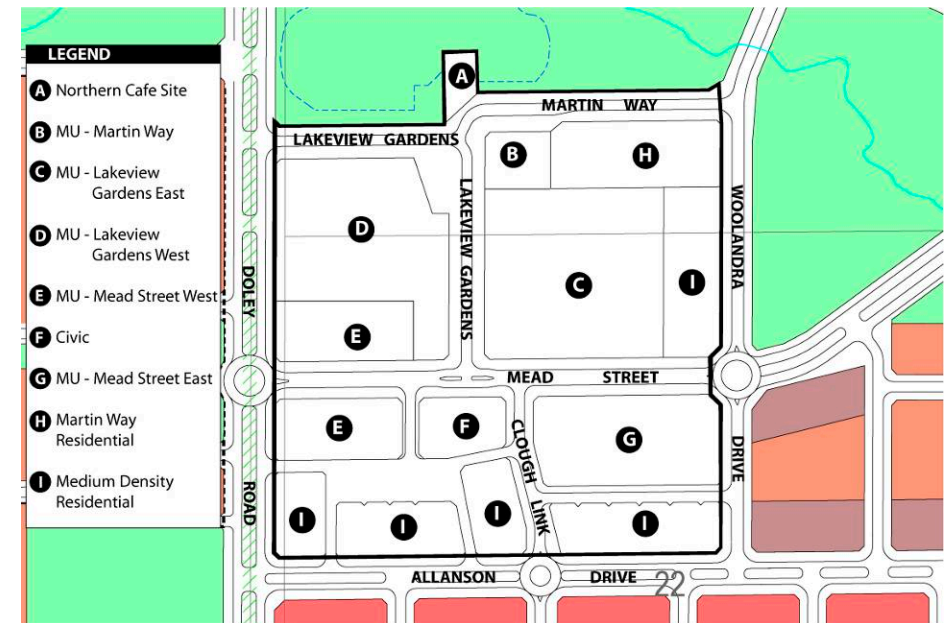


Figure 9: Lot Specific Legend

8.1 NORTHERN CAFE SITE (SITE A)

8.1.1 PREFERRED LAND USE







The preferred land use for this site is restaurant. In addition, this primary use may be complemented with ancillary retail uses such as gallery space (shop).

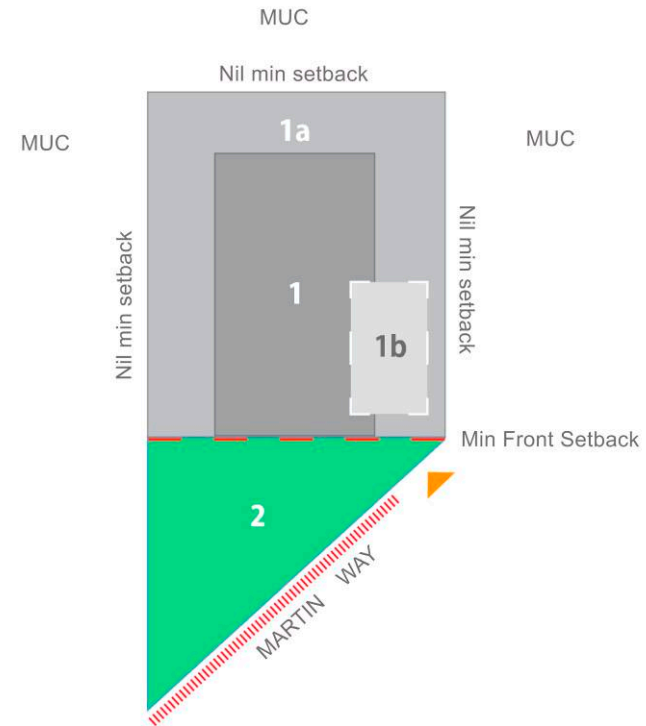
All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

8.1.2 SITE PLANNING

The site is prominently located at the northern end of Lakeview Gardens with an unfettered northerly aspect and sitting above a constructed lake with an outlook across the adjacent landscaped public open space.

The relevant site planning considerations specific to the Lake Cafe/Restaurant Precinct are as follows and are identified in **Figure 10**:

-  Development is to capitalise on the strategic location of the site and incorporate a landmark building, be identifiable across the MUC and provide a focal point at the northern end of Lakeview Gardens;
-  Alfresco spaces can be provided on western, northern and eastern sides of the site (may be covered). At least one alfresco space is to be provided;
-  Entry to the site and the relevant pedestrian connections are to be clearly identifiable from Lakeview Gardens and should form part of a logical progression from the Village Square across Lakeview Gardens to the site;
-  A landscaped forecourt area is to be located in front of the front building setback line (may incorporate paving);
-  Service areas shall be located on the eastern side of the site and shall be screened from all public areas. Service areas should be gated and well-lit for after-hours security; and
-  On-site parking is not required.







INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend

-  Indicative Cafe Footprint
-  Indicative Alfresco Footprint
-  Indicative Service Area
-  Forecourt & Alfresco Area
-  Vehicle Access Not Permitted
-  Minimum Front Setback
-  Vehicle Access

Figure 10: Site A (Northern Cafe Site)

8.1.3 MINIMUM SETBACKS

-  North Boundary – Nil
-  East Boundary – Nil
-  South Boundary – Nil to Building Areas 1 and 1A (see **Figure 10**)
-  West Boundary – Nil

8.2 MARTIN WAY MIXED USE (SITE B)

8.2.1 PREFERRED LAND USE






The preferred uses for this site are office, restaurant and civic.

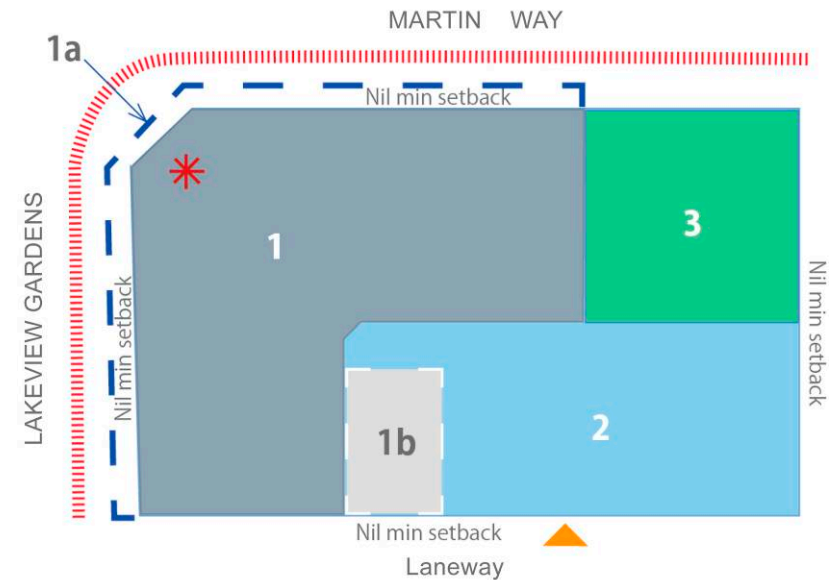
All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

8.2.2 SITE PLANNING

The site is prominently located at the north-eastern end of Lakeview Gardens, with a northerly outlook across Martin Way to the public open space.

The relevant site planning considerations specific to the site are as follows:

-  Development is to capitalise on the strategic location of this site. Development of this site is likely to precede any other development elsewhere in the Village Centre and, as such, attention should be given to ensuring a high standard of development is achieved from the outset.
-  As identified in **Figure 11**, the north-western corner of the site is identified as a Landmark element and, as such, the provisions outlined in section 7.3 of this Policy are to be considered in the development of this site.
-  The primary building entry should provide activation to Lakeview Gardens corner. A secondary entry may be used to activate Martin Way.
-  Pedestrian awnings/canopies are required for the Lakeview Gardens and Martin Way (minimum 50%) frontages.
-  The ground floor is to be generally open planned, with a possible Sales Office use fronting Lakeview Gardens and a possible Interim Community Facility fronting Martin Way. The first floor should accommodate office/commercial space.



INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend















-  Indicative Development Footprint
-  Indicative Service Area
-  Carparking
-  Potential Court Area
-  Vehicle Access: from Laneway Only
-  Landmark Element
-  Pedestrian Awnings (1a)

Figure 11: Site B (Martin Way Mixed Use Site)

-  A courtyard area may be provided on the eastern portion of the site. This would have access to the adjacent building and would facilitate outdoor activities to provide a buffer to nearby residential uses.
-  Parking areas are to be located at the rear of development with access via the laneway. Vehicular access is not permitted via Lakeview Gardens. Parking areas are not to be visible from Lakeview Gardens and are to be screened from the streets and laneway by buildings or screen walls to moderate negative effects on visual amenity.
-  Service areas are to be located at the rear of building. These areas are to be screened from the streets and laneway by buildings or screen walls to moderate negative effects on visual amenity and conform with CPTED principles where practical

8.2.3 MINIMUM SETBACKS

-  Lakeview Gardens – Nil
-  Martin Way - Nil
-  Eastern Boundary – Nil
-  Laneway – Nil

8.3 MIXED USE LAKEVIEW GARDENS EAST (SITE C)







8.3.1 PREFERRED LAND USE

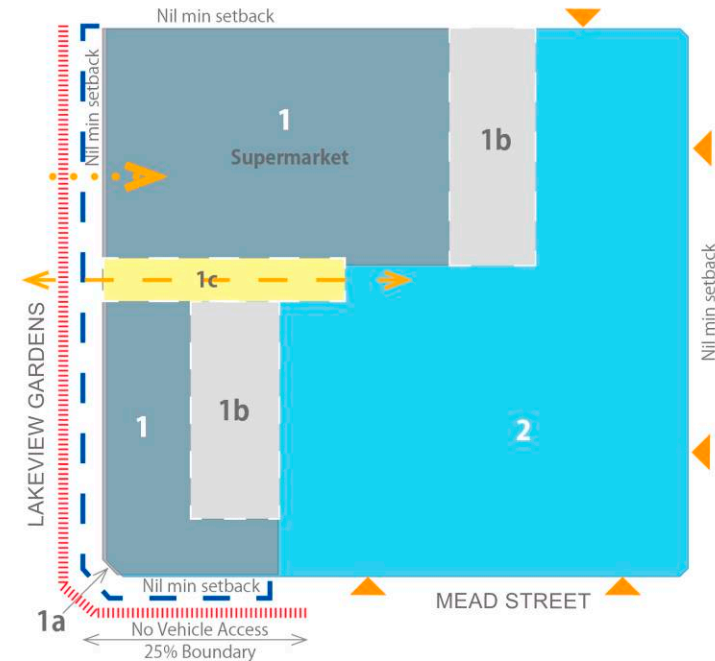
The preferred land use for this site is shop (supermarket), with other associated ground floor preferred uses being shop (specialty), office, medical centre and restaurant. Appropriately located Mixed Use (2 storey) development (residential or commercial above) is also encouraged within this site.

All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

8.3.2 SITE PLANNING

The relevant site planning considerations specific to the Mixed Use Lakeview Gardens East Precinct are as follows:

-  Development of this site is required to activate the Lakeview Gardens frontage, with the supermarket entrance to be located towards the northern end of the site (approximate mid-point of Lakeview Gardens).
-  The supermarket entry must address Lakeview Gardens.
-  A covered pedestrian walkway is to be provided linking the rear parking area to Lakeview Gardens and the entrance to the supermarket.
-  Pedestrian awnings/canopies are required for Commercial uses with a nil setback fronting Lakeview Gardens. Pedestrian awnings/canopies are recommended for Commercial uses with a nil setback fronting onto Mead Street.
-  Retail/Commercial uses shall be located on the ground floor and address the Lakeview Gardens frontage and first 25% of the abutting Mead Street frontage.
-  Upper level Commercial and/or Residential uses, where provided, shall overlook Lakeview Gardens and Mead Street, via the use of windows and balconies.








INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)




Legend

- 1** Indicative Development Footprint
- 1b** Indicative Service Area
- 2** Carparking
- Vehicle Access Not Permitted
- Vehicle Access Permitted
- Supermarket Entry off Main Street
- Pedestrian connection with Main Street (1c)
- Pedestrian Awnings (1a)

Figure 12: Site C (Mixed Use Lakeview Gardens East)

-  Parking areas are to be located at the rear of development with access via the laneways and the eastern portion of Mead Street. Vehicle access is not permitted from Lakeview Gardens or the abutting 25% of Mead Street. Parking areas are to not generally be visible from Lakeview Gardens.
-  Low fencing and/or buffer hedging is to be provided along Mead Street to act as a discrete vehicle screen whilst facilitating visibility and cross-surveillance.
-  Parking areas are to be landscaped with perimeter and internal planting and deciduous shade trees at a rate of 1 per 5 parking spaces.
-  Service and loading areas are to be located at the rear of development and are to be accessed via Mead Street and the laneways. These areas are to be visually screened from streets by buildings, screen walls and gates and should be well-lit for after-hours security.
-  The potential effect of prevailing winds is to be considered in the design the service and loading areas to ensure the amenity of surrounding residential properties is not adversely affected by the service area operations.

8.3.3 MINIMUM SETBACKS

-  Lakeview Gardens – Nil
-  Mead Street – Nil
-  Laneway – Ni

8.3.4 DRAINAGE

Whilst an Urban Water Management Plan (UWMP) will be prepared for the whole of the Village Centre, an Onsite Detailed Drainage Plan (ODDP) will be required to be prepared in accordance with the Village Centre UWMP, to accompany a Development Application for Site C. The ODDP will address, inter alia, onsite drainage requirements particularly as they relate to proposed onsite car parking facilities and is to be prepared in accordance with the WAPC'S *Better Urban Water Management Guidelines*.

8.4 MIXED USE LAKEVIEW GARDENS WEST(SITE D)






8.4.1 PREFERRED LAND USE

The preferred land uses for this site are tavern, shop, office, medical centre and residential. Appropriately located Mixed Use (2 storey) development (residential or commercial above) is encouraged within this site.

All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

8.4.2 SITE PLANNING

The relevant site planning considerations specific to the Mixed Use Lakeview Gardens Precinct are as follows:

-  A tavern is to be located at the northern end of the site. This facility is to capitalise on the northern outlook over the public open space and is to have a direct interface with the Village Square.
-  Any drive through service associated with the tavern facility is to be located near Doley Road, with vehicle access to be permitted off Doley Road and the rear laneway and parking area.
-  Retail/Commercial uses on the ground floor shall address the Lakeview Gardens and Mead Street frontages.
-  Upper level Commercial and/or Residential uses, where provided, shall overlook Lakeview Gardens and Mead Street, via the use of windows and balconies.
-  A minimum of two (2) clearly defined pedestrian connections are to be provided between Lakeview Gardens and the parking area, with one to be in close proximity to the entrance to the supermarket on the opposite side of Lakeview Gardens.

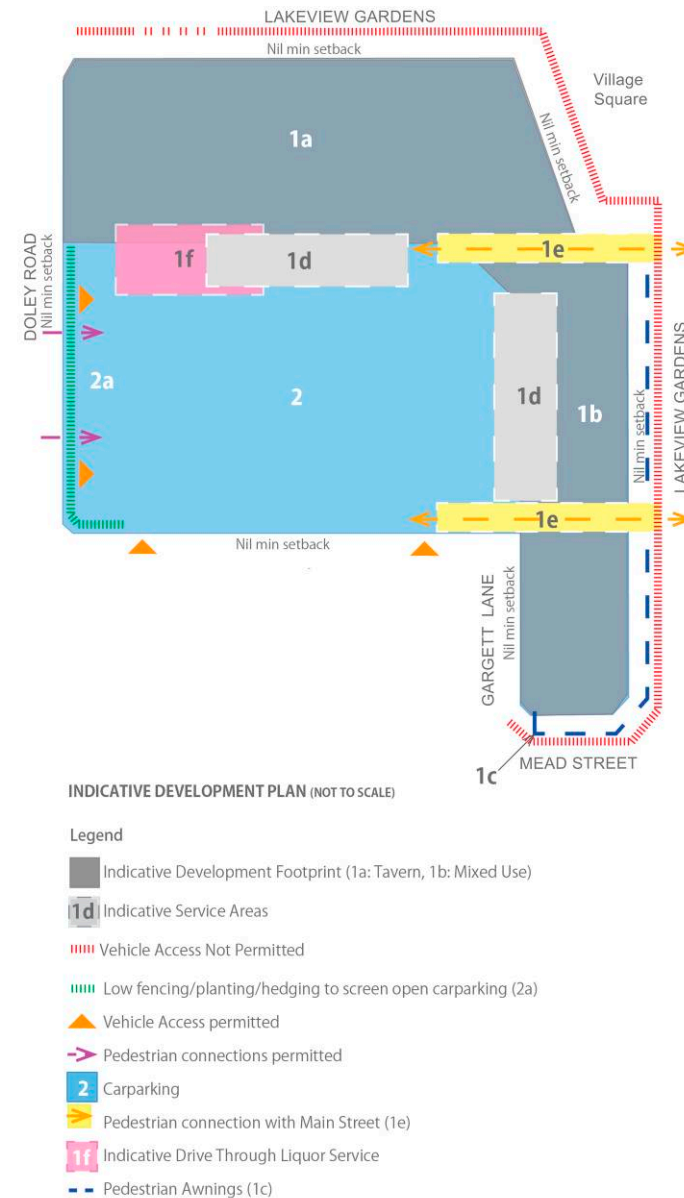







Figure 13: Site D (Mixed Use Lakeview Gardens West)

-  Parking areas are to be located at the rear of development with access via the laneways and Doley Road. Vehicle access is not permitted from Lakeview Gardens or Mead Street and parking areas are not to be visible from Lakeview Gardens.
-  The visual impact of the parking area on Doley Road shall be moderated by the use of low fencing and/or a high level of landscaping incorporating buffer hedging to provide a discrete vehicle screen whilst facilitating visibility and cross-surveillance. Foliage to be minimised between 0.6m and 1.8m above ground.
-  Parking areas are to be landscaped with perimeter and internal planting and deciduous shade trees at a rate of 1 per 5 parking spaces.
-  Service and loading areas are to be located at the rear of development and are to be accessed via Doley Road and the laneways. These areas are to be visually screened from streets by buildings, screen walls and gates and should be well-lit for after-hours security.
-  Pedestrian awnings/canopies are required for Commercial/Retail uses with a nil setback fronting Lakeview Gardens. Awnings/canopies are recommended for Commercial uses with a nil setback uses fronting Mead Street. Awning/canopies are permitted to project into the Village Square.

8.4.3 MINIMUM SETBACKS

-  Lakeview Gardens – Nil
-  Mead Street – Nil
-  Village Square – Nil
-  Doley Road – Nil
-  Laneway – Nil

8.4.4 DRAINAGE

Whilst an Urban Water Management Plan (UWMP) will be prepared for the whole of the Village Centre, an Onsite Detailed Drainage Plan (ODDP) will be required to be prepared in accordance with the Village Centre UWMP, to accompany a Development Application for Site D. The ODDP will address, inter alia, onsite drainage requirements particularly as they relate to proposed onsite car parking facilities and is to be prepared in accordance with the WAPC'S *Better Urban Water Management Guidelines*.

8.5 MIXED USE MEAD STREET WEST (SITE E)






8.5.1 PREFERRED LAND USE

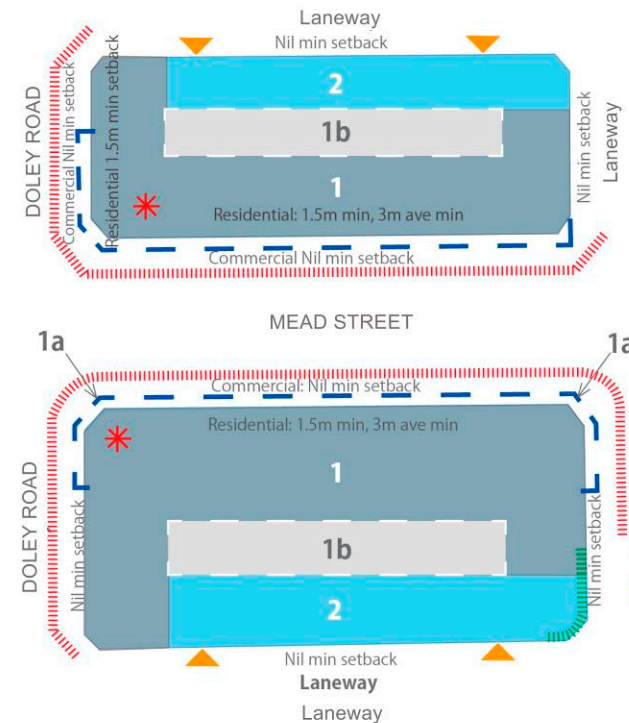
The preferred development type for this precinct is Mixed Use. Preference is for ground floor shop and office uses to be located along Mead Street, with Residential uses to upper level(s). Alternatively, residential development with the capacity to accommodate future commercial uses as demand develops is acceptable.

All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

8.5.2 SITE PLANNING

The relevant site planning considerations specific to the Mead Street Mixed Use Precinct are as follows:

-  Development shall address Mead Street and shall provide articulated elevations featuring glazing to the secondary streets.
-  As identified in **Figure 14**, the corners of the Mead Street and Doley Road intersection that are located within the Village Centre are identified as Landmark locations and, as such, the provisions outlined in section 7.3 of this Policy can be considered in the development at these sites.
-  Parking is to be located at the rear of development with access via the laneway. Parking is to generally not be visible from Mead Street and access is not permitted from Mead Street or Doley Road.
-  The visual impact of parking areas on Doley Road is to be moderated with the use of low fencing and/or buffer hedging to provide a discrete vehicle screen whilst facilitating visibility and cross-surveillance.
-  Service or loading areas are to be located at the rear of development and are to be accessed via the laneway. These areas are to be visually screened from streets by buildings, screen walls and gates and should be well-lit for after-hours security.





INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend

-  Indicative Development Footprint
-  Vehicle Access Not Permitted
-  Low fencing and/or low planting/hedging to screen open carparking.
-  Vehicle Access Permitted
-  Carparking
-  Landmark Location
-  Pedestrian Awnings (1a)
-  Indicative Service Areas

Figure 14: Site E (Mixed Use Mead Street West Site)

 Pedestrian awnings/canopies are recommended where there are continuous Commercial uses (with a nil setback) along Mead Street. Awnings overhanging the southern elevation may be made of translucent materials.

 As an identified Mixed Use site, the provisions of Section 7.2 apply in relation to building adaptability.

8.5.3 MINIMUM SETBACKS

 Mead Street

- Commercial – Nil
- Residential – 3m average (1.5m minimum)

 Doley Road

- Commercial – Nil
- Residential – 1m

 Laneway

- Commercial – Nil
- Residential – Nil






8.6 CIVIC (SITE F)

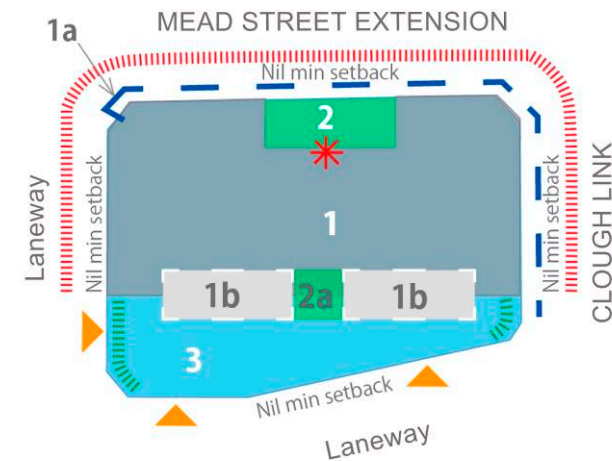
8.6.1 PREFERRED LAND USE

The preferred land use for this site is civic, which may incorporate facilities such as multi-purpose hall(s), meeting rooms, art/craft rooms, performing arts, and/or library.

8.6.2 SITE PLANNING

The relevant site planning considerations specific to the Mead Street Community Site are as follows:

-  Development shall address Mead Street and Lakeview Gardens and shall provide articulated elevations featuring glazing to the secondary streets.
-  Preference for the location of plaza entry court at the front of the building to create an appropriate external transition space to the main entry of the building from the extension of the Lakeview Gardens vista. This space may be partially roofed.
-  As identified in **Figure 15**, the Mead Street Community site is identified as a Landmark Location and, as such, the provisions outlined in section 7.3 of this Policy are to be considered in the development of this site.
-  Parking is to be located at the rear of development with access via the laneway. Parking is to generally not be visible from Mead Street and access is not permitted from Mead Street. A secondary entry to the building from the parking area is recommended. Some off-site parking will also be provided by the developer to the south of the site as part of further subdivision.
-  Service areas are to be located to the rear of development and screened from public areas by buildings or screen walls to moderate negative effects on visual amenity. Access is to be provided via the laneway and service areas should be gated and well-lit for after-hours security.



INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend













-  Indicative Development Footprint
-  Indicative Service Areas
-  Indicative entry courts (2 & 2a)
-  Vehicle Access Not Permitted
-  Low fencing and/or low planting/hedging
to screen open carparking at street frontages
-  Vehicle Access from laneway(s)
-  Carparking
-  Landmark Location
-  Pedestrian awnings permitted where streetfront commercial activities occur (1a).

Figure 15: Site F (Civic Site)

8.6.3 MINIMUM SETBACKS

-  Mead Street – Nil
-  Clough Link – Nil
-  Laneways – Nil

8.7 MIXED USE MEAD STREET EAST (SITE G)






8.7.1 PREFERRED LAND USE


The preferred development type for this precinct is Mixed Use. Preference for ground floor shop and office (commercial) uses to be located along Mead Street, with Residential uses to upper level(s). Alternatively residential development with the capacity to accommodate future commercial uses as demand develops is acceptable.

All other uses are to be considered in accordance with the land use requirements and permissibility of the Commercial zone, as identified within the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

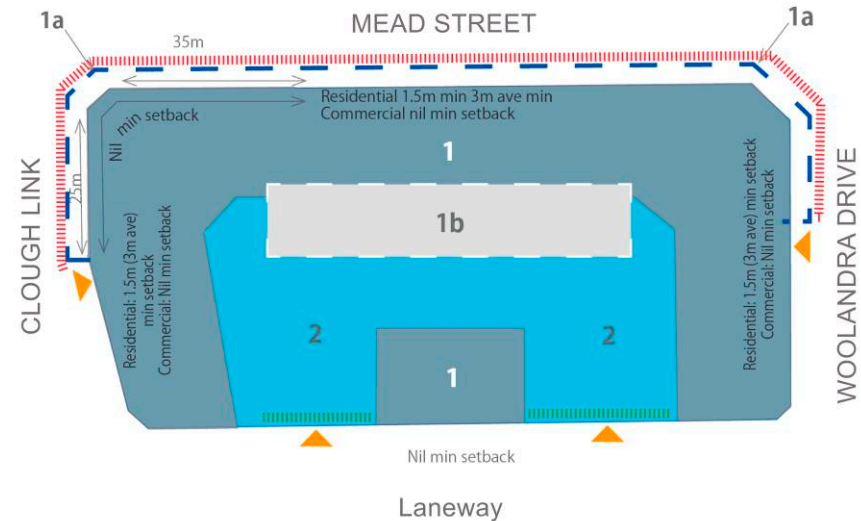
8.7.2 SITE PLANNING

The relevant site planning considerations specific to the Mead Street East Mixed Use Precinct are as follows:

-  A nil minimum side setback to the extent of Mead Street/Clough Link corner is permitted for both residential and commercial development to facilitate an appropriate built form outcome.
-  The built fabric of structures located on the Mead Street corners must address both street frontages.
-  Parking is to be located at the rear of development and is to generally not be visible from Mead Street. Vehicular access is permitted from the laneway and from side streets only where it can demonstrated to be beneficial to the design and to not impact on street parking embayments.
-  The visual impact of parking areas on side streets is to be moderated with the use of low fencing and/or buffer hedging to provide a discrete vehicle screen whilst facilitating visibility and cross-surveillance.
-  Service and loading areas are to be located to the rear of development and screened from public areas by buildings or screen walls to moderate negative effects on visual amenity. Access is to be provided via the laneway and service areas should be gated and well-lit for after-hours security.

-  Pedestrian awnings/canopies are recommended where there are continuous Commercial uses along Mead Street.

As an identified Mixed Use site, the provisions of Section 7.2 apply in relation to building adaptability.



INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend

- 1** Indicative Development Footprint
- Red dashed line Vehicle Access Not Permitted
- Green hatched area Low fencing and/or low planting/hedging to screen open carparking.
- Orange triangle Vehicle Access permitted from laneway & secondary streets.
- 2** Carparking
- 1b** Indicative Service Areas
- Blue dashed line Pedestrian awnings permitted where streetfront commercial activities occur (1a).

Figure 16: Site G (Mixed Use Mead Street East Site)

8.7.3 MINIMUM SETBACKS



Mead Street

- Commercial – Nil (for 35m from the intersection with Street D)
- Residential – Generally 3m average (1.5m minimum). Nil for 35m from the intersection of Street D



Woolandra Drive

- Commercial – Nil
- Residential – 3m average (1.5m minimum)



Laneway

- Ground Floor – 0.5m
- Upper Floor(s) – Nil



Clough Link

- Commercial – Nil (for 25m from the intersection with Mead Street)
- Residential – Generally 3m average (1.5m minimum). Nil for 25m from the intersection with Mead Street








8.8 MARTIN WAY RESIDENTIAL (SITE H)

8.8.1 PREFERRED LAND USE

This site is coded Residential (R60). It may be developed as apartments (multiple dwellings), grouped or individual green title lots or a combination of all three.

8.8.2 SITE PLANNING

The relevant site planning considerations specific to the Residential R60 Precinct are as follows:

-  Development is required to address Martin Way, with dwelling entries to be clearly visible from the street.
-  The built fabric of structures located on the Martin Way corner must address both street frontages.
-  The north-eastern corner of the Residential R60 site is identified as a Landmark location and, as such, the provisions outlined in Section 7.3 of this Policy can be considered in the development of this site.
-  Access to parking areas (individual or shared garages) is to be provided from the laneway only. Vehicle access is not permitted from Martin Way or Woolandra Drive.
-  For any open parking areas in close proximity to Woolandra Drive, low fencing and/or buffer hedging is to be used to provide a discrete vehicle screen whilst facilitating visibility and cross-surveillance.
-  Development addressing Martin Way and Woolandra Drive shall be articulated through the use of stepped plans, providing indentations and projections and windows and balconies to provide a street outlook.
-  Outdoor living areas may overlap with the front setback areas to take advantage of the northerly solar access.







INDICATIVE DEVELOPMENT PLAN (NOT TO SCALE)

Legend


- 1** Indicative Development Footprint
- Vehicle Access Not Permitted
- Low fencing and/or low planting/hedging to screen open carparking.
- Vehicle Access
- 2** Carparking
- * Landmark Location

Figure 17: Site H (Martin Way Residential)



8.8.3 MINIMUM SETBACKS

-  Martin Way – 1.5m minimum (3m average)
-  Woolandra Drive – As per R-Codes
-  Side Boundaries – Nil
-  Laneway (if green title lots)
 - Garage accessed directly from laneway – 0.5m
 - Otherwise – Nil
 - First Floor – Nil

8.8.4 PLOT RATIO

-  As per R-Codes.

8.8.5 MINIMUM PRIVATE OPEN SPACE

-  Single/grouped dwellings – 40% lot area
-  Multiple dwellings – 45% lot area




8.9 MEDIUM DENSITY RESIDENTIAL – SITE I

8.9.1 PREFERRED LAND USE






The subject sites are coded as Residential R50 (lot with frontage to Woolandra Drive) and Residential R40 (lots with frontage to Allanson Drive and Clough Link) respectively. These sites may be developed as apartments (multiple dwellings), grouped or individual green title lots or a combination of both.

8.9.2 SITE PLANNING

The relevant site planning considerations specific to this Precinct are as follows:

-  Development is required to address the primary street, with dwelling entries to be clearly visible from the street.
-  Access to parking areas (individual or shared garages) is to be provided from rear laneways only. Vehicle access is not permitted from primary street frontages.
-  Development addressing the primary and secondary streets shall be articulated through the use of stepped plans, providing indentations and projections and windows and balconies to providing street outlook.

8.9.3 MINIMUM SETBACKS

-  Primary Street – 1.5m (3m average minimum)
-  Secondary Street – As per R-Codes
-  Side (Zero Lot Line)
 - Ground Floor – Nil
 - First Floor – As per R-Codes
-  Side (Non-Zero Lot Line) – As per R-Codes
-  Laneway
 - Garage/Store – 0.5m
 - Dwelling – Nil

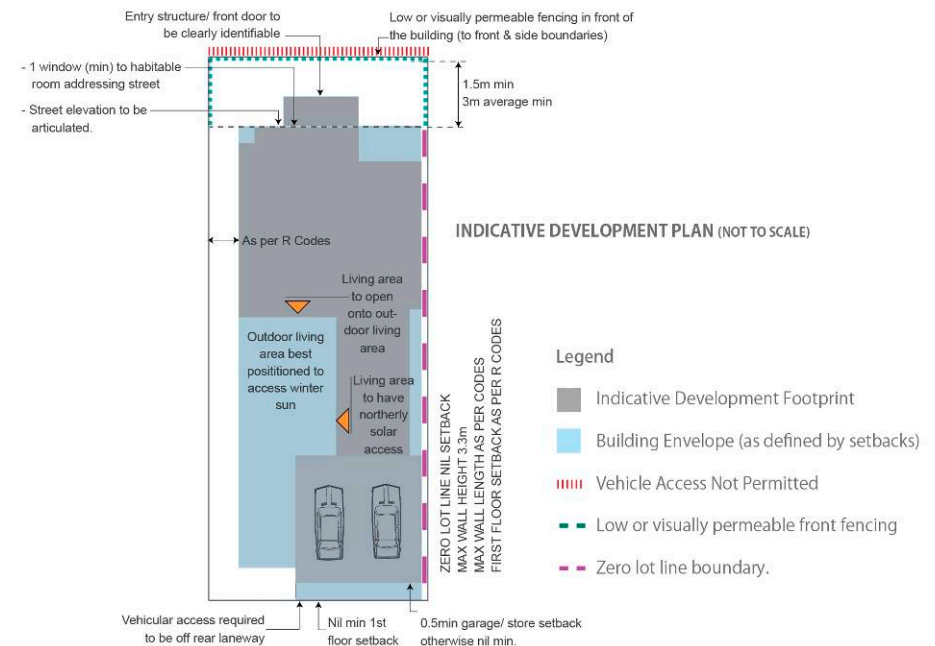
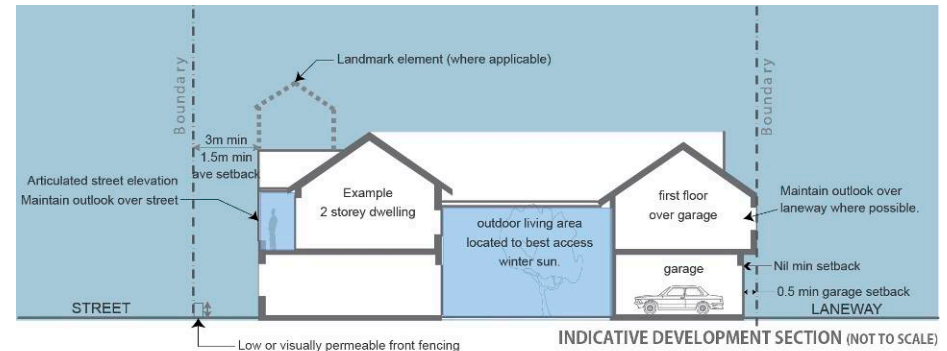




Figure 18: Site I (Medium Density Residential Sites)

8.9.4 PLOT RATIO

 As per R-Codes.

8.9.5 MINIMUM PRIVATE OPEN SPACE

 Single/grouped dwellings – 40% lot area

 Multiple dwellings – 45% lot are