

- Objectives:** Place
- Outcome:** 2.1 - A diverse, well planned built environment.
- Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Council's objective, recognising the precincts heritage significance, is to ensure retention of the character of the area as a whole and to achieve the following:
 - i. Maintaining the heritage of Wellard and Richardson Street Precinct.
 - ii. Identification of significant features of the urban fabric.
 - iii. Encouraging development forms that will enhance the character of the town and strengthen its identity as a desirable place to live and visit.
 - iv. Address and make allowance for the Mixed Use development in the town.
 - v. Providing the Shire and stakeholders with assistance in dealing with proposals for development within the Wellard and Richardson precinct.

Background

2. The Wellard and Richardson Street Serpentine Design Guidelines apply to the Wellard and Richardson Streets Precinct as shown in Figure 1 (the policy area). These Design Guidelines are prepared to assist the Shire dealing with development within the Wellard and Richardson Street precinct. Where appropriate State Planning Policy 7.3 Residential Design Codes Volume 1 apply.

These Design Guidelines are intended to achieve the following:

- i. Ensure the heritage character of Serpentine town precinct is protected.
 - ii. Identify significant existing features of the urban fabric.
 - iii. Encourage development forms that will enhance the character of the town and strengthen the identity of the town as a pleasant and desirable place to live and visit.
 - iv. Facilitate and make provision for the mixed use development in the town.
 - v. Provide recommendations for the improvement of existing elements of the urban within the town centre.
 - vi. Assist planners to assess proposals for development within the Wellard and Richardson Street precinct.
3. The development control provisions of these guidelines will be given full regard by the Shire and any development application to depart from these provisions will require justification and approval of the Shire.

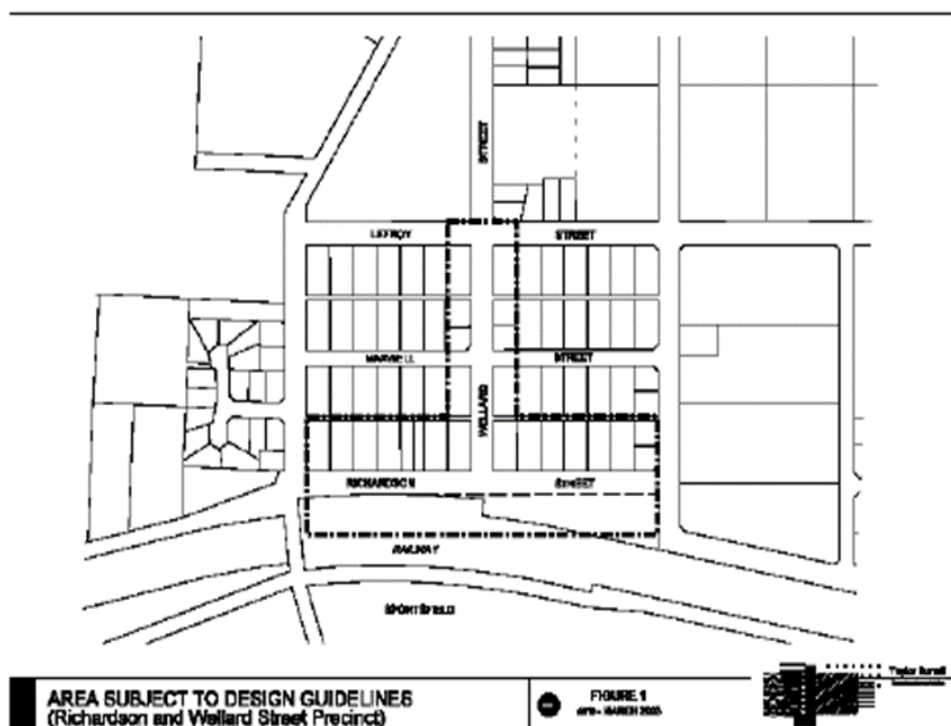


Policy

4. Development Requiring Shire Approval

Development within the policy area requires the written planning consent of the Shire. Development for the purposes of this policy includes but is not necessarily limited to the following:

- Development of new buildings.
- Significant landscaping.
- Demolition or removal of buildings.
- Works, which affect the external appearance of a building.
- Construction of additions and outbuildings.
- Erection of a fence or a wall



5. The Design Guidelines are divided into 'Guideline Statements' (left hand column) and 'Rationale/Comments' (right hand column). The Rationale and comments are intended to give explanation of the guideline intent but do not replace or supersede the Guideline Statements, with the exception of any 'Deemed to Comply' Statements.

6. 'Deemed to Comply' statements provide an applicant with the opportunity to pursue an alternative means of satisfying the Guideline Statement (which in some instances provides an



ambit requirement only). The 'Deemed to Comply' statement sets out clear performance requirements to be achieved in order to waive the application of the Guideline Statement.

Development Guidelines

Building Form

Guideline Statement - Building Form	Rationale
<p>Maximum Height The maximum height of building walls of buildings to Wellard and Richardson Street shall be two storeys or 7.0 metres. The Second Storey must be setback from the street. A third storey is not permitted.</p>	<p>The prevailing building height along Wellard and Richardson Street is single storey, with the occasional presence of taller structures such as the Uniting Church (excluding the Telstra tower). Given the prospect of future growth in the Serpentine Townsite as the town expands, taller buildings are both anticipated and appropriate. Restricting the proposed taller buildings to two storeys will help to maintain the current "rural atmosphere" of the town.</p>
<p>Massing at Corners Building elevations at nominated landmark sites, as shown on Figure 4 of the Design Guidelines, should be differentiated by either the addition building mass or construction of a landmark feature.</p>	<p>Legibility (i.e., orientation and memorability) in the Town Centre is aided by 'landmark' treatments of buildings. Differentiation of key sites allows pedestrians to recognise landmark elements and more easily formulate their 'mental map' of the precinct. Tower elements, recessed corners or special architectural features assist in differentiating building corners.</p>



Guideline Statement - Building Form	Rationale
<p data-bbox="108 304 424 338">Setbacks: Front (Street)</p> <p data-bbox="108 342 804 539">Buildings should be set back to the greater dimension specified for their respective lots on Figure 5 of these Guidelines. Setbacks may be relaxed to the lesser dimension shown on Figure 5 where those circumstances described under the 'Variation Criteria' apply.</p>	<p data-bbox="826 304 1528 436">Both Wellard and Richardson Street exhibit a variety of front setbacks due to the historic evolution of the town centre in terms of changing planning standards and design needs of its constituent land uses.</p> <p data-bbox="826 441 1528 539">This variety of setbacks gives the precinct its unique character and ought to be reflected in new development.</p> <p data-bbox="826 544 1528 741">For this reason, Figure 5 specifies three distinct setback ranges, based on context (i.e. the prevailing setback of character building stock or heritage buildings), or on the desirability to return to a traditional street-based character for new commercial development.</p> <p data-bbox="826 745 1528 913">The nil setback range is required in order to maintain the original character of the commercial premises in the town, which were constructed to the road reserve boundary. This achieves an active edge between the street and the commercial premises.</p> <p data-bbox="826 918 1528 1122">The setback range "2.0 metres" favours a minimum setback of 2.0 metres, in order to achieve an active street front building form for shops, restaurants, etc. whilst also assisting to provide additional dimension to the footpath suitable to accommodate trade displays and alfresco uses.</p> <p data-bbox="826 1126 1528 1357">The setback range "6.0/9.0 metres" favours a minimum setback of 9.0 metres, generally consistent with the greater setbacks of particular existing buildings such as various residences. Setbacks in this range may be relaxed to 6.0 metres in the circumstances described under 'Variation Criteria' below.</p> <p data-bbox="826 1361 1337 1395">Variation Criteria (6.0/9.0 metres only):</p> <p data-bbox="826 1400 1528 1731">Where an addition or new building is proposed alongside an existing building affected by this setback range, the minimum setback may be relaxed to no less than 6.0 metres where: the existing building is closer to the street than 9.0 metres, the new building is substantially transparent (i.e. an open structure such as a gazebo or carport) and/or the new building or addition will precisely match the architectural style, colour and materials of the existing building.</p>



Guideline Statement - Building Form	Rationale
<p>Setbacks: Side A building shall have a minimum setback of one and a half metres (1.5) metres to a common side boundary at the ground floor. This may be relaxed to nil in those circumstances described in the “Variation Criteria” criteria for this Guideline Statement.</p>	<p>The traditional, spaced building form along Wellard Street is seen to contribute to its unique character, and is preserved under these Guidelines. A minimum side setback of one and a half metres (1.5) metres is seen to preserve this, and also allow for the protection of Solar Access. Variation Criteria (Commercial and Mixed Use development only): A side setback may be relaxed to nil where: i) the subject development is proposed on those lots nominated to have a nil or two metre front setback (on Figure 5). ii) the proposed development is a shop, restaurant, café or office.</p>
<p>Setbacks: Rear A building shall have a minimum setback of 9.0 metres to a rear boundary.</p>	<p>It is recognised that site design may require the accommodation of on-site parking, on-site effluent disposal, access, storage/loading, or courtyards/open space. These should preferably be located at the rear of a property.</p>
<p>Landscaping- Provision Ten (10%) percent of the gross area of a Commercial site shall be provided as Landscaping, and landscaped to the satisfaction of the Shire. Where the site has a nil setback to the street and 10% landscaping is not possible, as determined by the Shire, the landowner will be required to make a cash in lieu contribution for road upgrading/maintenance and street works including paving and landscaping.</p>	<p>It is recognised that in a ‘town centre’ context (compared with a suburban context for which such requirements are drafted), the provision of on-site landscaping as a means of improving amenity may not be appropriate. However, it is also recognised that town centre development must nevertheless contribute to the streetscape amenity through other means, such as landscaping within the street or public art. Variation Criteria: Three circumstances may exist which could allow the Shire to consider variations to both the 10% gross area provision and the cash-in-lieu requirement: where the proponent contributes to or carries out, landscape improvements to the street contiguous to the site (including but not limited to, street trees, street furniture, paving, etc) to a value of ten (10%) percent of the englobo land value of the site, where the proponent contributes to or carries out, the provision of public art within or contiguous to the site, to a value of ten (10%) percent of the englobo land value of the site, combinations of the above to a total value of ten (10%) percent of the englobo land value of the site.</p>



Guideline Statement - Building Form	Rationale
<p>Landscaping – Design Where a commercial, civic or multiple residential building may be setback more than 2.0 metres from Wellard and Richardson Street, the front setback area shall be landscaped in accordance with an approved landscape plan.</p>	<p>Front setback areas equal or greater than two metres in depth may require landscaping contribute to the amenity of the development itself, as well as improving the streetscape of Wellard Street and Richardson Street.</p> <p>For those developments that require planning approval (ie, commercial, civic or multiple residential buildings) the Shire will require a landscape plan as a condition of development approval.</p> <p>The Landscape Plan shall require that any trees specified shall have sufficient height to elevate their canopies above 3.0 metres (to provide visibility underneath) and any shrubs not exceed 1.0 metre in height when mature.</p>
<p>Landscaping- Preservation Where vegetation is nominated in Figure 4 as being 'significant vegetation', this must not be removed.</p>	<p>The trees that are considered to be significant, which give the townscape the "leafy feel" must not be removed, as these contribute to the rural character of the town.</p>
<p>Parking Parking is to be provided on site at a rate prescribed in the Shire of Serpentine Jarrahdale Local Planning Scheme No.3. On street carparking bays in road reserves directly abutting and contiguous to the site may be included in calculating carparking provision. In considering applications seeking dispensation to carparking standards, the Shire shall have regard to the 'variation criteria' under this guideline statement.</p>	<p>Parking standards have not been reviewed pursuant to these Guidelines, and accordingly it is appropriate the prevailing standards set out in LPS3 continue to apply.</p> <p>Notwithstanding, given that the traditional street based town centres incorporate on-street car parking bays, any bays directly adjacent to the frontage of a site should also be included in carparking calculations.</p> <p>Variation Criteria: Where a proponent may seek dispensation to carparking standards, the Shire may take the following criteria into consideration: For residential/office/shop mixed use development, the number of visitor bays required for the residential component may be credited to the office or shop use carparking requirement, given the complimentary peaks of usage for these two uses. For residential/office (live-work) developments where residents also conduct business from the same premises, the number of resident bays may be credited to the office use carparking requirement, excluding the number of visitor bays. For residential/restaurant-café development, ten (10%) percent of the number of residential bays, including visitor bays, may be credited to the restaurant carparking requirement, assuming that on any evening, ten (10%) percent of residents within the residential component may also use the restaurant or café component.</p>



Guideline Statement - Building Form	Rationale
<p>Fencing To Street Fencing controlling access between public spaces and private or semi-private areas should be transparent to allow visibility and cross-surveillance. Blank, non-transparent fences above one (1.0) metre in height to public spaces are not supported. The only exception to this may be if the fence is required to screen plan equipment and loading/ storage areas. No front fence, inclusive of transparent components, but excluding pillars or columns, shall be more than 1.8 metres in height. Front fencing shall comprise painted open picket.</p>	<p>Fencing controlling access between public spaces and private or semi-private areas should be transparent to allow visibility and cross-surveillance. Blank, non-transparent fences (eg, fibrocement, brick or other) to public spaces will not supported, except where screening is necessary. Where proponents seek to install solid front fences to the front boundary for the purpose of noise mitigation, the Shire will require then to pursue alternative means of managing noise penetration (such as double glazing or insulation).</p>

Building Design

<p>Architectural Character The architectural style of new buildings should (in the case of additions and extensions) match that of their principal building, and in the case of new development, should be closely sympathetic to the architectural style of the key 19th and 20th Century buildings in the Precinct.</p>	<p>The historical development within the precinct provides examples of late 19th and early 20th century vernacular architecture, which is felt by the community to be an appropriate basis for guiding the architectural style of new buildings. Furthermore, whilst it is recognised that a reproduction of past architecture is not always an appropriate response to heritage context, in this instance it is viewed by the community as a means to build upon a sense of place, and a vehicle to promote tourism.</p>
<p>Roof Forms Roof pitch should be between 25°-30°. Gables facing the street are encouraged. Flat deck roofs are not permitted, unless they are concealed behind a parapet façade to the street. Skillion roof forms are acceptable. Satellite dishes or air conditioning units shall not be visible from an abutting street. If a roof attachment requires location at the front, at its discretion the Shire may approve this providing it is not visually obtrusive. Hot water systems maybe visible from the street, providing they are required to be located in this position for solar orientation.</p>	<p>The late 19th and early 20th century vernacular architecture evident in the Street favours steeply pitched roofs, with gables facing the street (in lieu of heavily detailed facades and parapets, typical of other rural main-streets, and with skillion elements to the rear. The roof form specified is intended to encourage the continuation of the historical architectural style mentioned above.</p>
<p>Roof Materials The permissible roof materials are profiled colourbond sheet metal and terracotta roof tiles. Where zincalume is used, it shall be treated to reduce its reflectivity. No dark colour roof materials may be used, i.e. black, dark blue etc.</p>	<p>Roof materials nominated are intended to approximate the character of roof designs of the late 19th and early 20th century vernacular architecture.</p>



Guideline Statement - Building Form	Rationale
<p>Wall Materials</p> <p>Walls facing a public street should be constructed of either brick, rendered brick, local stone or weatherboard.</p> <p>Brick shall be laid in a running bond or English garden bond pattern. Bricks shall be similar to the Cardup type brick.</p> <p>Stone walls shall be laid in a random coursed pattern. Limestone is not preferred.</p> <p>Weatherboard shall be of a bevelled board, simple drop or shiplap profile.</p> <p>Fibro-cement or fibreglass weatherboard reproductions are not favoured.</p> <p>Steel, glass or tilt-up slab wall are not favoured and will only be accepted in locations where they are not visible from a public street.</p>	<p>The appropriate use of construction materials and external finishes can provide a positive contribution toward the maintaining the theme associated Wellard and Richardson Street.</p> <p>The use of brick or weatherboard is consistent with the reproduction of late 19th and early 20th century vernacular architecture encouraged in these guidelines. Brick types should be complementary to the Cardup type bricks.</p> <p>A schedule of suggested brick types is included in Schedule 1 (refer over page).</p> <p>Light coloured (limestone and vanilla) bricks are strongly discouraged.</p> <p>The use of timber weatherboard is encouraged, as it complements the original buildings in Serpentine. The use of artificial weatherboard material is not appropriate, as its appearance is not authentic.</p> <p>Whilst the use of local stone (granite and coffey rock) is encouraged in discrete elements or features, the use of Limestone is discouraged, as it is not in character with any of the original dwellings.</p>

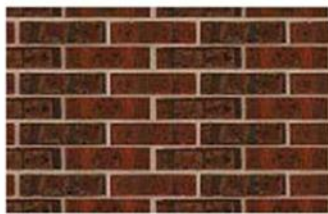


Schedule 1

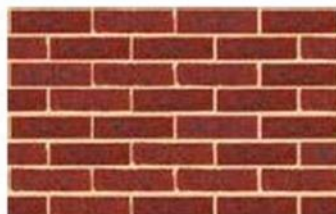
Suggested Brick Types Permissible In The Study Area

Note: The brick styles suggested below are only recommendations. The Shire, at its discretion, may approve other makes of brick styles, which are in accordance with those illustrated.

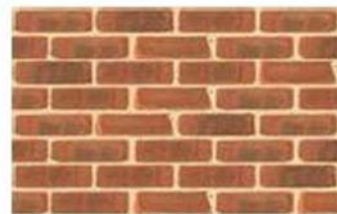
Metro Bricks



Wyvern



Archer



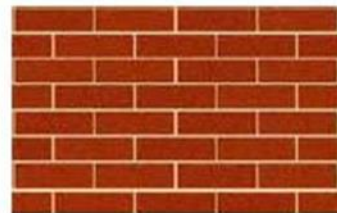
Clifton



Todd



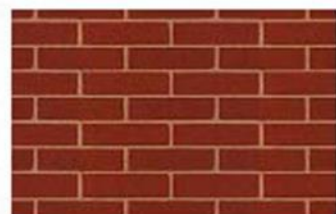
Leonora



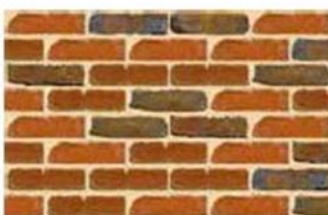
Fremantle



Orange Grove



Red Smooth



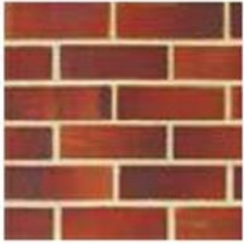
Hampton



Heritage



Midland Bricks



Burnished Red



Restoration Red



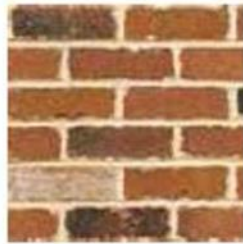
Windemere



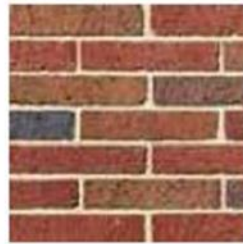
Traditional



Traditional - Coachhouse



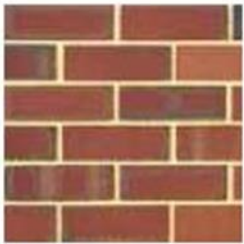
Restoration Red - Coachhouse



Richmond



Mahogany



Russet Red



Helena Vale



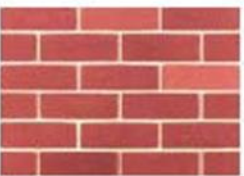
Hereford



Woodbridge



Windsor



Red - Smooth



Guideline Statement – Building Design	Rationale
<p>1.2.5 Colours-Walls</p> <p>Rendered or weatherboard walls require painting. Preferred colours include earth colours in accordance with federation style colours, which are red, green and white.</p> <p>There may also be the inclusion of darker toned browns, olives, ochres and tan/pinks.</p> <p>No general extreme primary colours are to be used.</p>	<p>One of the overriding visual keys is colour. It is intended that the colours used on the existing buildings of the late 19th and early 20th Century should be used to maintain the existing character.</p>
<p>1.2.6 Colours-Accents</p> <p>Accent colours are to either complement base tonings or provide relief. By definition, complementary accent colours should be those of opposite (or “complementary”) chroma and hue.</p> <p>Coloured accents should remain dark toned.</p> <p>Relief colours may be white or cream.</p>	<p>For example, ‘complementary’ colours and tones of ‘Brunswick Green’ may be used to accept rust red colours, and so on. Reference to ‘heritage’ colour ranges provided by commercial paint manufacturers is recommended.</p> <p>Alternatively, the use of white associates with the traditional coatings used on weatherboard housing, a light cream used as render or painted and red brick face based on Cardup bricks which were manufactured in close proximity of the town.</p> <p>The colours used in the original settlements such as whites were neutral colours. The use of this colour as an accent captures this theme. Also the existing vegetation consisting of mature native and introduced tree species provides the town with an established leafy theme. The accent colours are to be in accordance with the established vegetation throughout the streetscape.</p>



Guideline Statement – BUILDING DESIGN	Rationale
<p>1.2.8 Windows: At Street Level</p> <p>No less than sixty (60%) percent of the vertical area of a building façade facing a street (or formal public space such as a square) at street level shall comprise windows, or glazed doors.</p>	<p>A key element contributing to the preservation of a traditional main street appearance for Wellard and Richardson Street includes a street based built form, which facilitates a safe and lively street environment. The presence of extensive active building edges at street level, particularly maximising their transparency (i.e., eye height windows, large surface area, unobscured) maximises commercial exposure and viability, creates additional interest and interactivity, and allows footpath spaces to be surveyed by customers and staff (improved safety).</p>
<p>1.2.9 Windows: Design</p> <p>Windows shall generally have a vertical emphasis. Window frames visible from the street should be of a timber-famed casement or awning type.</p> <p>Window detailing should include a header or soldier lintel course, and a header sill course.</p>	<p>The prevailing architectural window elements from the late 19th and early 20th Century. Examples in Wellard and Richardson Street generally favoured a vertical emphasis (i.e., were taller than they were wide), and were of timber framed construction.</p> <p>The continuation of this style of window construction is encouraged.</p>
<p>1.2.10 Entrances To Street</p> <p>Buildings should provide primary door openings to street footpaths for each tenancy abutting a street.</p>	<p>The presence of accessible door openings to footpaths increases pedestrian movement in pedestrian environments, and therefore increases activity and commercial viability. Conversely, active edges without door openings may result in low pedestrian activity in footpath environments. Publicly visible entrances to the street also improve the safety of customers, tenants or occupants accessing buildings, particularly after hours.</p> <p>It is recognised that where the application of this Guideline Statement results in multiple door openings, and difficulty in managing internal building security, then such cases may need to be assessed on their merits.</p>
<p>1.2.11 Entrances: Other</p> <p>Where buildings provide door openings other than to street sidewalks, then such entrances should be clearly identifiable, easily accessible and highly visible from car parks, public spaces or building windows.</p>	<p>Where alternative entrances may be required (eg, from on-site carparks), then such doors should clearly visible and identifiable in order to allow easy identification.</p> <p>Additionally, for such alternative entrances, doors should be located so they are visible from adjacent tenancies and public spaces to improve the safety of customers, tenants or occupants accessing buildings, particularly after hours.</p>
<p>1.2.12 Ground Floor Levels</p> <p>Floor levels of ground floors should match the level of footpaths abutting thereto, subject to drainage.</p>	<p>A key consideration of robust building design within the Precinct is the capability of buildings to be reused for alternative uses.</p> <p>Whilst residential uses do not rely critically on easy pedestrian flow from the street to the ground floor of a building, many commercial uses do (particularly retail or restaurants). Ideally, ground floor levels should therefore be matched to abutting sidewalk levels.</p>



Guideline Statement – BUILDING DESIGN	Rationale
<p>1.2.13 Floor To Ceiling Heights: Ground Floor The minimum ground floor height (floor to ceiling), in buildings adjacent to the street, shall be a minimum of 3.5 metres.</p>	<p>The mandatory application of a minimum floor height of three and a half (3.5) metres for ground floors effectively preserves the capability of buildings to be retrofitted from residential to commercial uses, should future demand warrant.</p> <p>This requirement does not apply to building elements remote from the street, which may be regarded as unlikely to warrant a future conversion to commercial uses.</p>
<p>1.2.14 Weather Cover Buildings shall provide a continuous awning over the footpath.</p>	<p>It is intended that Wellard Street embody and promote a town centre character, much of which is evident in early building in the street (some of which no longer exist). A key element contributing to this character includes a street-based built form, with a continuous sheltered pedestrian footpath.</p> <p>Where buildings abut Wellard Street, then such building should contribute to the creation of a continuous weather shelter (awnings and verandas) along the footpath, thereby encouraging greater pedestrian use of the street environment.</p> <p>In considering the design of awnings, the Shire may require the following:</p> <ul style="list-style-type: none">• That awnings achieve a continuity of cover.• That they extend to within 0.5 metres of the road kerb.• That they should not be built over existing or possible future street parking bays or loading bays.• That they be designed to allow the unimpeded growth of adjacent street trees.• That they be capable of easy maintenance (eg, capable of self-shedding of leaves from street trees).• That they be cantilevered or suspended, and provide no obstructions or hazards to pedestrians).• That they be roofed in sheet metal or tiled.• That they have a minimum clearance of 3.0 metres above the footpath.• The preferred form of awning structures is a skillion type, with minimal detailing of treatments and veranda posts. The maximum depth of any fascia to a pedestrian awning is to be 500 millimetres, with signage prohibited from the face or on top of the fascia.

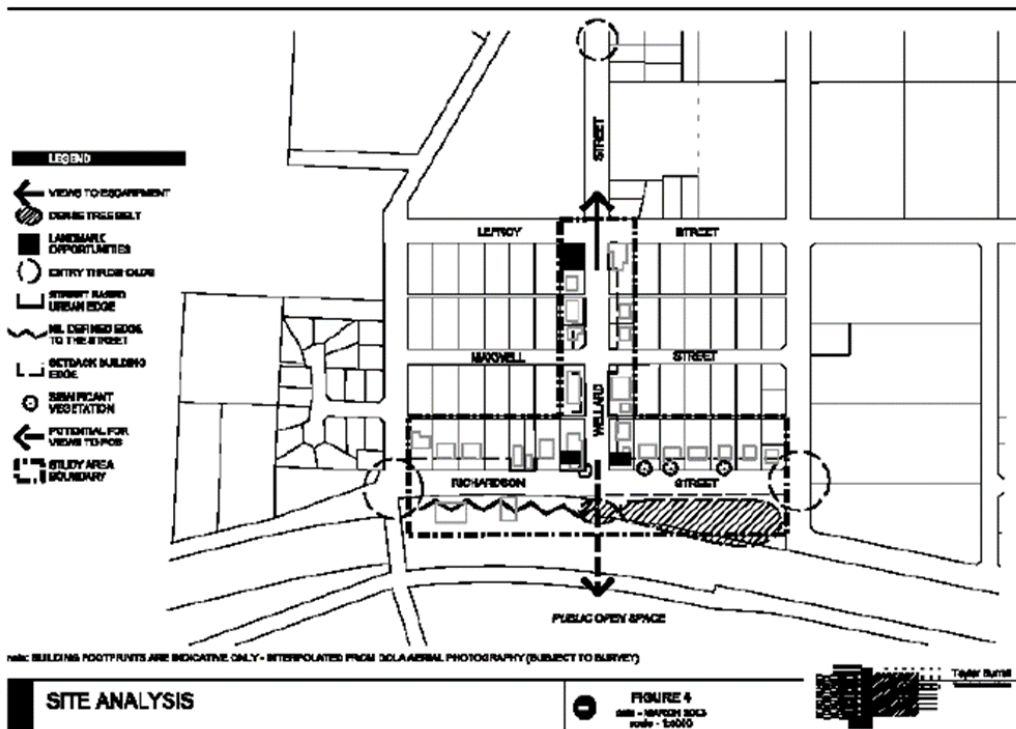


Guideline Statement – Building Design	Rationale
<p>1.2.16 Signage Signage on building fronts should be limited to panels no greater than 3.0 metres² in area and situated on the façade above 4.0 metres. Panel signs shall be limited to one per tenancy. Awning signs facing the street, and affixed to the street edge of the awning are permitted, but should not exceed 0.5 metres in vertical dimension. Under-awning signs are permitted. Painting out of more than 50% of the area of windows with signage is not permitted</p>	<p>Signage is crucial to the commercial viability of a main street, and contributes a sense of vibrancy to the streetscape. However, excessive and insensitive signage can also damage the amenity and tourist attractiveness of a street, and such excesses should be controlled. The signage requirements under this guideline are intended to provide a manageable and practical guide to the consideration of sign applications within Wellard and Richardson Street.</p>
<p>1.2.17 Lighting Of Building Edges Building facades should be illuminated wherever possible. Applicants must demonstrate that upper storey residential units will not be affected by direct light intrusion through windows. Pedestrian paths and spaces accessible at night should be adequately lit. Particularly along key walking paths, lighting should be contiguous, without gaps.</p>	<p>Main street environments are greatly supported by the lighting of streetscape elements such building facades, trees, public art and pedestrian spaces. Key lighting considerations should be the lighting of the street interface at ground level and vertical lighting of the façade above ground level through the use of up-lights and/or down-lights between openings. Care must be taken to ensure that lights do not shine into the residential units of mixed-use buildings. Applications for development should demonstrate the types and positioning of proposed lighting and the types of construction details to be used to negate light impacts.</p>

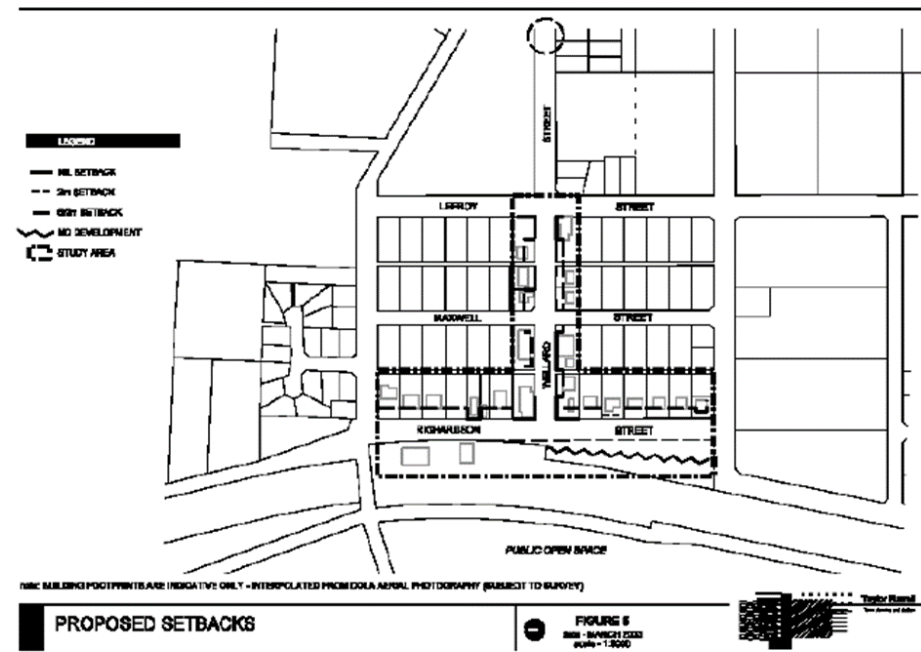


Environment and Context

Guideline Statement – Building Design	Rationale
<p>1.3.1 Public Art</p> <p>Proposals for civic, cultural, commercial, residential (except single residential), and/or mixed residential/commercial developments over the value of \$500,000 are to set aside a minimum of one half of one per cent (i.e. 0.5%) of the estimated total project cost for the development of public art works which reflect the place, locality and/or community.</p> <p>The contribution to public art may be credited to the development's obligations to provide landscaping.</p>	<p>Public Art is recognised as an important means of contributing to the vitality and character of an area. In addition, if it can help to reflect the precincts cultural heritage and allows an opportunity to maintain a cultural link with the past, particularly where the past built form has been redeveloped and removed.</p> <p>Qualifying public art projects may include: building features and enhancements such as bicycle racks, gates, benches, fountains, playground structures or shade structures which are unique and produced by a professional artist; murals, tiles, mosaics or bas-relief covering walls, floors and walkways.</p> <p>Murals may be painted or constructed with a variety of materials; sculpture which can be freestanding or wall-supported in durable materials suitable for the site; and community arts projects resulting in tangible artwork, such as community murals or sculptures.</p> <p>Elements of public art production to which the 0.5% requirement may be credited include:</p> <ul style="list-style-type: none"> • professional artist's budget, including artist fees, material, assistants' labour costs, insurance, permits, taxes, business and legal expenses, operating costs, and art consultant's fees if these are necessary and reasonable. • fabrication and installation of artwork; site preparation. • structures enabling the artist to display the artwork; documentation of the artwork; and acknowledgment plaque identifying the artist, artwork and development. <p>Where a public art element may be impractical to provide on site, the Shire may accept a cash-in-lieu payment to the same value, for the purpose of providing, or contributing to a public art project in the immediate vicinity of the site, in accordance with an adopted public art strategy.</p>



SITE ANALYSIS



PROPOSED SETBACKS



References

Name of Policy	Local Planning Policy 3.3: Wellard and Richardson Street Serpentine Design Guidelines
Previous Policy	Local Planning Policy 14: Wellard and Richardson Street Serpentine Design Guidelines
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18 15 May 2023 – OCM100/05/23
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.