

1 INTRODUCTION

This Policy has been prepared to establish Council's policy requirements for the development of the Baldivis Town Centre. It should be read in conjunction with the provisions of the City of Rockingham Town Planning Scheme No.2 relating to the District Town Centre zone, the adopted Integrated Development Guide Plan and the Baldivis Activity Centre Structure Plan. It is intended that the Policy will create a flexible framework, that is clear and concise, within which an integrated Town Centre will be created.

2 POLICY APPLICATION

This Policy applies to all applications for development and subdivision within the District Town Centre zone (or land designated as 'Baldivis Town Centre' on an approved Structure Plan), and to any proposed modification to the Integrated Development Guide Plan.

The Policy is structured such that it contains a set of General Requirements, that pertain to the entire Baldivis Town Centre, and Precinct Requirements, that relate more specifically to the dedicated precincts within the Town Centre. The Council will assess all applications against the relevant criteria in the General Requirements and Precinct Requirements

3 POLICY OBJECTIVES

The objectives of this Planning Policy are as follows:-

- (i) To ensure that the centre provides for both the needs of the existing community and the future population of the area;
- (ii) To ensure the integration of a diverse mix of activities so as to avoid the sterility of a single function land use. Town centre living, as well as offices, shops, restaurants, community and recreation should be interspersed;
- (iii) To ensure that the centre contributes to the character of the locality and provides an environment with which Baldivis residents can identify;
- (iv) To make the centre a communal focal point which will provide an opportunity for social and community interaction;
- (v) To achieve a centre designed in accordance with recognised townscape principles having a high quality public domain;
- (vi) To integrate and link community facilities and recreation with commercial, business and retail activities within the centre;
- (vii) To establish a centre that can be developed in stages commensurate with the demonstrated needs of the growing population in the locality;
- (viii) To make the centre accessible by public, private and communal transport systems and link it to adjacent areas by way of pedestrian and cycle access paths;
- (ix) To integrate the centre with surrounding housing and regional open space;

- (x) To ensure that appropriately located land is set aside in the centre for public open space and community requirements; and
- (xi) To ensure that the centre is safe and secure, by incorporating crime prevention through environmental design in all parts of the centre.

4 RELATIONSHIP WITH LIVEABLE NEIGHBOURHOODS

This Policy aims to implement the objectives and requirements of *Liveable Neighbourhoods*. Applications for subdivision and development shall be consistent with *Liveable Neighbourhoods*, unless otherwise stated in this Policy.

5 INTEGRATED DEVELOPMENT GUIDE PLAN

Clause 4.5.4 of Town Planning Scheme No.2 requires an Integrated Development Guide Plan to be prepared for the Town Centre, which illustrates building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, indicative carparking layouts and any rights of way or access easements required, and any other information required by the Council.

In applying the Baldivis Town Centre Policy, the Council shall have regard to the principles and intent of the adopted Integrated Development Guide Plan.

6 BALDIVIS ACTIVITY CENTRE STRUCTURE PLAN

The Baldivis Activity Centre Structure Plan has been endorsed by the Western Australian Planning Commission in accordance with State Planning Policy 4.2 – *Activity Centres for Perth and Peel* to guide the future development of the Baldivis Activity Centre. The Structure Plan covers the existing Integrated Development Guide Plan area, and additional areas to the south of Safety Bay Road which are covered by the approved Settlers Hills East Structure Plan.

The Baldivis Activity Centre will continue to evolve as a mixed use centre that provides for the needs of the existing and future Baldivis community. The Centre Vision is established as follows:

“In 2031, the Baldivis Activity Centre will have a mixture of housing, office, shops, dining, community, entertainment and recreational uses that together create a harmonious and vibrant centre that is a community focal point for social interaction and effectively services the urban needs of the Baldivis locality.”

The Baldivis Activity Centre Structure Plan and its contents guide the content, implementation and interpretation of the Baldivis Town Centre Policy and associated Integrated Development Guide Plan.

7 GENERAL REQUIREMENTS

7.1 Land Use

7.1.1 Statement of Intent

To encourage the provision of a diverse mix of land uses within the Town Centre that will contribute to the development of an active and interesting character in the public and private domains.

7.1.2 Land Use Objectives

- (i) Subject to the provisions of the Zoning Table of Town Planning Scheme No.2, and the requirements set out under the Precinct Requirements, the provision of a wide range of Town Centre related land uses and activities, which will contribute to the progressive development of a highly integrated town centre environment, is encouraged.
- (ii) A contemporary approach to planning town centres emphasising urban performance rather than regulation will be exercised. Instead of rigid zoning controls, a mixed use environment where people may live, work and recreate in attractive, compatible circumstances within the Town Centre is promoted.
- (iii) Uses such as shops, offices, commercial, showrooms, residential, health community, education, leisure and entertainment and recreation should be developed in an integrated manner.

7.1.3 General Land Use Requirements

- (i) Retail land uses shall be considered having regard to the City's Local Commercial Strategy.
- (ii) A precinct planning approach (refer to Section 8) is used to outline the general land use parameters and preferences for particular parts of the Town Centre and the specific Performance Standards/Requirements associated with proposed development.

7.2 Movement Network

7.2.1 Statement of Intent

To facilitate efficient access through the Town Centre by the accommodation of pedestrian, cycle, public transport and private vehicle transport needs in a manner which supports the development of a consolidated, pedestrian-oriented urban environment.

7.2.2 Movement Network Objectives

- (i) An appropriate pattern of public streets will be imposed over the Town Centre to establish the basis for an orderly structure, a coherent movement network and legible public spaces.
- (ii) The road network will be designed to complement the desired compact urban form and streetscape, along with the principle of prioritised access and movement.
- (iii) The Town Centre must be permeable and accommodate various means of access, whether it be pedestrian, bicycle, public transport or private vehicle.
- (iv) Whilst ensuring that vehicular access, circulation and parking will be effectively catered for, priority will be given to pedestrian circulation within the Town Centre.
- (v) Provision will be made for public transport access through the site and high quality bus facilities will be integrated into the streetscape design.
- (vi) Shared carparking will be encouraged, along with reciprocal use of bays, where appropriate.

7.2.3 General Movement Network Requirements

- (i) The design of roads, including reserve and carriageway widths, footpaths, cycle lanes, kerbside parking, intersection design and spacing must be in accordance with *Liveable Neighbourhoods*.
- (ii) Whilst provision for kerbside parking will be made, the majority of parking will occur to the rear of buildings that front the street.
- (iii) To achieve streetfront continuity, and limit vehicular/pedestrian conflict points, the number of access driveways crossing pavements will be minimised.
- (iv) The number of on-street parking spaces may contribute towards the parking required for adjacent non-residential uses.
- (v) Provision must be made for delivery and service vehicles to have rear access to buildings via laneways or rights-of-way.
- (vi) Subdividers will be required to make provision for bus stop infrastructure.
- (vii) Provision of pedestrian and cycle infrastructure along the linear park, including crossing facilities at Safety Bay Road.
- (viii) Provision of footpaths on all streets in accordance with *Liveable Neighbourhoods*, including footpaths on both sides of Safety Bay Road.

7.3 Residential Development

7.3.1 Statement of Intent

To create a people oriented, mixed use Town Centre with the development of urban scale housing, which will allow people to live within walking distance of work, shops and a wide range of social activities and facilities, and to facilitate the potential conversion of dwellings for commercial uses in appropriate locations.

7.3.2 Residential Development Objectives

- (i) In order to recognise the need to provide a wide variety of housing types, flexibility will be exercised in dealing with individual land use (including mixed use) and townscape issues.
- (ii) A range of housing types within the Town Centre is encouraged in order to cater for the different aspirations and needs of various demographic groups within the community. Diversity in the composition of the residential population is also likely to encourage diversity in land uses within the Town Centre.
- (iii) In addition to traditional detached housing, the types of housing accommodation encouraged within the Town Centre include:
 - Row or terrace housing;
 - Walk up apartments; and
 - Studio or loft style apartments above retail/office and other compatible land uses.
- (iv) Home-based businesses are encouraged within the Town Centre.

7.3.3 General Residential Development Requirements

- (i) Residential development shall meet the requirements of the Residential Design Codes, except where otherwise specified by Town Planning Scheme No.2 and/or this Policy.

7.4 Urban Design

7.4.1 Statement of Intent

To encourage development that is appropriate for a 'main street' town centre environment that enhances public spaces, is robust, visually rich and reflects the objectives of the Baldivis Town Centre.

7.4.2 Urban Design Objectives

- (i) The scale and massing of buildings will be an important element in the shaping of Town Centre form, identity and amenity. Buildings should respect the scale of the street, or space in which they are proposed, in order to achieve a consolidated urban form and to reinforce the desired townscape character.
- (ii) The Town Centre must provide a safe and secure environment for users of buildings and public spaces. Day and night-time occupation of the Town Centre is an important goal with public spaces defined, as far as possible, by buildings with ground floor uses which interact with street activity.
- (iii) Proponents should interpret the basic urban design principles in a way which accommodates a variety of styles, materials and colours consistent with the need for an urban townscape discipline.

7.4.3 General Urban Design Requirements

- (i) The height of buildings will generally be set at a minimum two stories or equivalent parapet height.
- (ii) To ensure that the main pedestrian areas remain substantially sunlit throughout the day, particularly in winter months, buildings will be limited in height to three stories except where it can be demonstrated that an equivalent degree of sunlight penetration can be achieved by a stepped-back building profile for taller structures. In practice, the standard will be sun penetration to substantial areas of pedestrian streets and spaces between 12 noon and 2pm on June 22.
- (iii) The built form of the Town Centre is to be framed around the public street system with generally contiguous and active building frontages positioned at the streetscape boundary, subject to minor variations for residential development.
- (iv) Variety and articulation of street front building facades will be encouraged to avoid monotony and to break up the horizontal scale of contiguous building frontages.
- (v) A 'Detailed Area Plan' may be required at subdivision stage to show how the desired urban form can be achieved.

7.5 Resource Conservation

7.5.1 Statement of Intent

To encourage innovative design, construction and management practices aimed at achieving environmentally sustainable outcomes.

7.5.2 Resource Conservation Objectives

- (i) To encourage the use of waterwise plants to be incorporated into all landscaping proposals.
- (ii) To encourage developers to consider innovative greywater and stormwater infrastructure.

8 PRECINCT REQUIREMENTS

A key objective is to encourage mixed use development and diversity within the Baldivis Town Centre. The following precincts have been established to ensure that the Baldivis Town Centre is developed in comprehensive and integrated matter:-

- Core Precinct
- Transition Precinct
- Northern Precinct
- Eastern Precinct

The geographic extent of the precincts is depicted on the attached plan (Refer to Appendix 1).

While providing an indication of the preferred character envisaged for each of the precincts, all uses will be considered on their merits in each of the respective precincts, subject to the provisions of the Zoning Table of Town Planning Scheme No.2 and the approved IDGP.

8.1 Core Precinct

8.1.1 Statement of Intent

The Core Precinct comprises the major shopping and community facilities for the town centre and focus on the creation of an urban scaled, mixed use 'main street' that achieves a lively character with an emphasis on land uses which will generate interest and pedestrian activity. Attractive streetscapes and the provision of kerbside parking will be important elements in the development of a viable street based town centre environment.

8.1.2 Preferred Uses

Subject to the provisions of the Zoning Table of Town Planning Scheme No.2, preferred uses within the Core Precinct include:

- Shop/Retail (including Discount Department Store and Supermarket)
- Civic and community
- Entertainment and leisure
- Eating and drinking premises
- Offices
- Residential

8.1.3 Performance Standards/Requirements

- (i) The intention for the Precinct is to develop an integrated mixed use environment including retail, commercial and office development consistent with the overall urban design objectives for the Town Centre. The configuration and ground floor use of buildings must define an attractive sequence of outdoor spaces which the public will occupy.
- (ii) All structures must be built to a minimum of two storeys or equivalent parapet height to keep the Town Centre compact and to reinforce the desired urban character. This standard applies to buildings along all street frontages.
- (iii) Buildings shall be designed to achieve an appropriate use profile with an active, ground floor street frontage incorporating convenience or recreation-related retail, entertainment, cafés, restaurants and similar uses. Short-stay accommodation, multiple dwellings, offices, function rooms, etc. are the preferred upper floor uses.
- (iv) To allow for robust buildings, a minimum ground floor to first floor height of 3.2 metres with a minimum 3.0 metres ceiling height is to be provided.
- (v) Street elevations are to be articulated to include defined streetfront entries which are clearly identifiable from the street. Balconies, deep window reveals, related awning and roof elements and changes in materials (subject to the maintenance of a predominantly glazed and transparent commercial frontage at ground level) are also encouraged.
- (vi) Continuous pedestrian shelter shall be provided at street level through a generally continuous street verandah (awning) treatment that is a minimum 2.5m wide. Verandah posts within the road reserve are generally not supported.
- (vii) Special architectural emphasis should be provided at street and laneway corners with elements such as additional height, distinct roof forms, curved walls and tower elements.
- (viii) Blank walls fronting public spaces will not be permitted.
- (ix) Within an urban streetscape discipline, variety and high design standards will be encouraged in the fit-out, awning treatments, lighting and signage of individual premises. Tilt slab or pre-cast concrete construction will only be approved for visible external walls where the design achieves an adequate level of articulation and detail consistent with the spirit and intent of the Policy requirements.
- (x) Street entries and window frontages are to remain transparent to ensure that a commercial, interactive frontage is available to the development from the street at all times.
- (xi) Drive-through facilities will not be supported in the Core Precinct, consistent with main street design principles.
- (xii) The pedestrian entry onto the street is to remain open during business hours. Where rear customer parking is provided, provision should be made for a pedestrian path linking the carparking area with the street.
- (xiii) Residential development shall achieve a minimum density of 40 dwellings per site hectare. For the purposes of the Residential Design Codes, there is no maximum density applicable.

- (xiv) All residential development must incorporate noise attenuation measures to the satisfaction of the City of Rockingham to protect dwellings from being unreasonably affected by activities causing noise associated with lively mixed use areas.
- (xv) Full streetscape works shall be provided by the subdivider. Where the adjoining verge has not already been streetscaped, developers will be required to contribute the full cost of streetscape works in the public streets immediate adjoining their development site. These shall generally include pavements, kerbside parking, streets trees, lighting and furniture.
- (xvi) A traffic microsimulation of the Safety Bay Road intersections to be prepared to determine required intersection upgrades, land areas requirements and proportional contributions required for the identified works, prior to major development or subdivision.

8.1.4 Site-Specific Requirements

- (i) Landmark buildings will be required to frame each corner of the Settlers Avenue and Safety Bay Road intersection to visually identify Settlers Avenue as the 'main street' in the Town Centre.
- (ii) The Town Square will be developed as a lively public space at the heart of the Town Centre. The perimeter of the space will be defined by buildings, which will be designed to provide activation of the space.
- (iii) A suitably sized public community purpose site will be provided abutting the Town Square, and shall be developed with facilities servicing the community needs of Baldivis area.
- (iv) An east-west pedestrian corridor will link Settlers Avenue and the shopping centre with Nairn Drive and the Tamworth Wetland via the Town Square. Buildings will front and address the pedestrian corridors.
- (v) Residential development is preferred abutting Nairn Drive, with an outlook over Tamworth Swamp.
- (vi) Provide for highway commercial style development adjacent to Safety Bay Road in the medium term.

8.2 Eastern Precinct

8.2.1 Statement of Intent

The Eastern Precinct is a strategically located site that is suitable for businesses providing essential employment and service needs of the Baldivis area that, due to their size or nature, cannot be co-located with residential uses.

8.2.2 Preferred Uses

Subject to the provisions of the Zoning Table of Town Planning Scheme No.2, preferred uses within the Eastern Precinct include:

- Showrooms
- Offices
- Service Industries

- Eating and drinking premises

8.2.3 Performance Standards/Requirements

- (i) All structures must be built to a minimum of two storeys or equivalent parapet height to keep the Town Centre compact and to reinforce the desired urban character. This standard applies to buildings along all street frontages.
- (ii) The front elevation must be designed to address the street and provide an inviting entrance by means of a substantial integrated building element such as a verandah, canopy or tower.
- (iii) To allow for robust buildings, a minimum ground floor to first floor height of 3.2 metres with a minimum 3.0 metres ceiling height is to be provided.
- (iv) Broad façades or blank walls must be 'broken down' to create variety and interest through architectural design elements; blank walls facing roads and public parkland are not acceptable.
- (v) Provision must be made for dedicated, contiguous and well defined pedestrian access paths between public footpaths and the entries of all buildings.
- (vi) All areas not covered by buildings, including carparking areas, are to be landscaped in a manner consistent with the desired urban character of the Town Centre.
- (vii) Full streetscape works shall be provided by the subdivider. Where the adjoining verge has not already been streetscaped developers will be required to contribute the full cost of streetscape works in the public streets immediate adjoining their development site. These shall generally include pavements, kerbside parking, streets trees, lighting and furniture.
- (viii) A traffic microsimulation of the Safety Bay Road intersections to be prepared to determine required intersection upgrades, land areas requirements and proportional contributions required for the identified works, prior to major development or subdivision.

8.3 Traffic Precinct

8.3.1 Statement of Intent

The Transition Precinct provides for a mix of land uses that creates opportunities for residential dwellings co-located with small scale non-residential development in an urban setting.

8.3.2 Preferred Uses

Subject to the provisions of the Zoning Table of Town Planning Scheme No.2, preferred uses within the General Precinct include:

- Small-scale Shop/Retail
- Convenience Stores
- Offices
- Professional consulting rooms
- Residential
- Eating and drinking premises
- Leisure and recreation

- Showrooms

8.3.3 Performance Standards/Requirements

- (i) The Precinct is to be developed as a mixed use area conforming to an urban townscape discipline.
- (ii) All structures are encouraged to be built to a minimum of two storeys or equivalent parapet height to keep the Town Centre compact and to reinforce the desired urban character.
- (iii) Building frontages must abut the road reserve boundary as generally illustrated on the Integrated Development Guide Plan.
- (iv) The development of mixed use buildings, rather than single purpose buildings, is preferred.
- (v) Where buildings are intended to be used for commercial purposes, either immediately or ultimately, a minimum ground floor to first floor height of 3.2 metres, with a minimum 3.0 metres ceiling height is required.
- (vi) Carparking will not be permitted between the road reserve boundary and building frontages.
- (vii) Broad façades or blank walls must be 'broken down' to create variety and interest through architectural design elements, blank walls facing roads and public parkland is not acceptable.
- (viii) Residential development shall achieve a minimum density of 30 dwellings per site hectare. For the purposes of the Residential Design Codes, there is no maximum density applicable.
- (ix) All residential development must incorporate noise attenuation measures to the satisfaction of the City of Rockingham to protect dwellings from being unreasonably affected by activities causing noise associated with lively mixed use areas.
- (x) Full streetscape works shall be provided by the subdivider. Where the adjoining verge has not already been streetscaped, developers will be required to contribute the full cost of streetscape works in the public streets immediate adjoining their development site. These shall generally include pavements, kerbside parking, streets trees, lighting and furniture.

8.4 Northern Precinct

8.4.1 Statement of Intent

Predominately residential in character, the Northern Precinct is intended to provide a transition from the urban housing product to the more traditional housing product within adjacent residential developments.

8.4.2 Preferred Uses

Subject to the provisions of the Zoning Table of Town Planning Scheme No.2, preferred uses within the Northern Precinct include:

- Residential
- Home Occupation & Home Business

8.4.3 Performance Standards/Requirements

- (i) Residential development shall achieve a minimum density of 20 dwellings per site hectare. For the purposes of the Residential Design Codes, there is no maximum density applicable.
- (ii) All dwellings shall be designed to address public parkland (where it abuts development) and/or public roads, with the main entry being visible from, and accessible via, the frontage.
- (iii) Reduced front setbacks and zero lot lines are required to encourage an urban rather than suburban form of development.

9 APPLICATION PROCEDURE

Applications for planning approval for development within the District Town Centre zone shall be made on the form prescribed by the City, 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 requirements of this Planning Policy can be achieved;
- (ii) Such plans and other information that the Council may reasonably require to enable the application to be determined. Refer to clause 6.2.2 of Town Planning Scheme No.2;
- (iii) Any specialist studies that the Council may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;
- (iv) Details of any proposed signage to be erected, together with a separate application for a sign licence to Council's Building Services;
- (v) The payment of an Administration Fee as detailed in the Council's Planning Information Sheet – Scale of Fees for Planning Services.

10 AUTHORITY

This Planning Policy has been adopted by the Council under clause 8.9 of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the Council in respect of any application for planning approval, the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

11 INTERPRETATIONS

For the purposes of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:-

Council: *means the Council of the City of Rockingham.*

Local Commercial Strategy: *means the Local Commercial Strategy, as adopted by the Council, together with any amendments and associated policies and performance standards.*

Residential Design Codes: *means State Planning Policy 3.1 Residential Design Codes (Variation 1) as amended from time to time.*

For the purposes of this Planning Policy, the following terms shall have the following meaning:

Detailed Area Plan: *means a Detailed Area Plan prepared and approved under section 4.23 of Town Planning Scheme No.2.*

Dwellings per Site Hectare: *means the number of dwellings per hectare of a development site or aggregation of sites and excludes non-residential uses including streets, laneways, open space and centres.*

Liveable Neighbourhoods: *means "Liveable Neighbourhoods: a Western Australian Government sustainable cities initiative", an operational policy prepared by the Western Australian Planning Commission and the Department for Planning and Infrastructure in October 2007 (as amended from time to time).*

12 DELEGATION

Where an application for planning approval has been the subject of a process of community consultation and substantiated objections are received, the application for planning approval will be referred to Council for determination.

All other applications for planning approval that comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 8.10 of Town Planning Scheme No.2 and Planning Procedure 1.1 - Delegated Authority

13 ADOPTION

This Planning Policy was adopted by the Council at its ordinary Meeting held on the 24 February 2009.

14 REVOCATION

This Planning Policy supersedes the Council's Statement of Planning Policy No.6.12 – Baldivis Town Centre.

15 AMENDMENT

This Planning Policy was amended by the Council at its ordinary Meeting held on the 27 August 2013.

Appendices

1. Adopted Integrated Development Guide Plan for the Baldivis Town Centre (adopted by Council at its ordinary Meeting held on the 27 August 2013.

-  Precinct Boundaries
- D** IDGP Boundaries
- D** Community Purpose Site
- Retail Area Below
- Pedestrian Route

This plan shall be read in conjunction with the City of Rockingham's Town Planning Scheme No.2 and Planning Policy 3.2.4 - Baldivis Town Centre.

Expansion of the shopping centre on lot 1 in accordance with the integrated Development Guide Plan is conditional upon the following :-

- i. compliance with the City of Rockingham Local Commercial Strategy retail floorspace allocation, taking into account existing and approved retail development within the Baldivis Town Centre, and the priority allocation of floorspace to future 'main street' tenancies within the Core Precinct; and
- ii. construction of the tenancies fronting Settlers Avenue, as depicted on the IDGP, as part of the first stage of expansion.

