



PROVISIONS

The purpose of the Detailed Area Plan is to identify the requirements of the *City of Rockingham Town Planning Scheme No 2 (TPS2), Planning Policy 3.2.4, Balddivis Town Centre, and the Integrated Development Guide Plan* for the Balddivis Town Centre that apply to Lot 157, and apply certain other requirements that are particular to this land. The requirements of the Residential Design Codes apply unless otherwise provided for below. The key criteria of *State Planning Policy 4.2 Activity Centres for Perth and Peel* are also addressed in this Detailed Area Plan, particularly those relating to the development of well integrated, accessible, diverse and high quality urban form within Activity Centres. The City encourages 'Mixed Use' development on all sites within the Balddivis Town Centre - Core Precinct.

1. GENERAL PROVISIONS

(a) TPS2 Zoning	Balddivis Town Centre
(b) Permitted Land Uses	Refer to TPS2 Zoning Table
(c) Preferred Land Uses	<ul style="list-style-type: none"> Office Consulting Rooms Retail Residential - Medium Density (refer Provision 1(d)) NB. Drive-through facilities will not be supported, consistent with main street design principles.
(d) Residential development	I. Residential development shall be assessed in accordance with the R-AC3 provisions of the R-Codes, excluding primary street setbacks as addressed below. II. Notwithstanding Provision 1(d)(i), when developed exclusively for residential purposes, the lot shall provide a minimum density equivalent to 40 dwellings per site hectare.

2. BUILDING SETBACKS

Street Setbacks	Minimum	Maximum
(a) Nairn Drive	N/A	2m
(b) Atwick Terrace	N/A	2m

(c) Other Frontages

- All buildings shall generally have a contiguous frontage addressing the street within a 0-2m lot setback.
- The prescribed building setbacks can be substituted by an alfresco area or similar, subject to the construction of a formal physical separation between the boundary and the verge (i.e. masonry fencing).
- NI setback permitted to Nancy Alley and all internal boundaries including parkland.

3. BUILDING & CEILING HEIGHTS

- 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 all buildings along all street frontages.
- Where two or more storeys are proposed, a minimum ground floor to first floor height of 3.2m with a minimum 3.0m ceiling height must be provided.
- The remainder of the building, if single storey, shall be designed to have a ceiling height which could incorporate a mezzanine floor level at least 3.2m above the ground level. The facade of the building shall be designed to reflect the mezzanine level, subject to the facade having a minimum height of 6m.

4. BUILT FORM & ORIENTATION

- The design shall promote activation of the street; with main entrances and substantial transparent glazing to a minimum height of 3m to achieve active building frontages.
- Buildings should front and address the Park linking Settlers Avenue and the shopping centre with Nairn Drive and the Tamworth Wetland via the Town Square.
- Building entries to internal/rear boundaries will not be supported, with exception of staff access and servicing. The building shall promote surveillance of the street and rear car parking area where possible.
- Broad facades and blank walls shall be broken up to create variety and interest through architectural design features. Blank walls facing roads are not acceptable.
- 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.
- Where a non-residential building abuts a street or Park, cantilevered awnings must be provided for the full length of each facade. The awning must have a minimum depth of at least 2.5m and achieve a clearance of 3m above pavement level with sufficient lighting provided to the underside of the awning. Refer to *City of Rockingham - Street Verandahs Local Law 2000*.
- Awning posts within road reserves are generally not supported.
- The ground-level facades of commercial and mixed use buildings fronting the street shall be transparent for at least 60% of the area of its area. The ground level residential units fronting the street shall be transparent over at least 30% of its area.
- Upper floor dwellings which front public streets must address the frontage by incorporating habitable rooms or balconies.
- Facades are to be articulated by providing indentations and projections in the floor plan, whilst maintaining a continuous awning at 2.5m minimum depth pursuant to provision 4(i).

- All residential developments 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.
- 5. PEDESTRIAN ACCESS**
- The main entrances to all buildings may be located on Nairn Drive or the corner of Nairn Drive and Atwick Terrace.
 - Separate and clear pedestrian paths should be provided between the car park and main public entrances, to facilitate customer's safe access to building entries. A central pedestrian corridor linking the main entry(s) to the rear car park is encouraged.
- 6. MATERIALS & FINISHES**
- Variety and high urban design standards are encouraged in the fit-out, awning treatments, lighting and signage of individual premises. Tilt slab or pre-cast construction will only be approved for visible external walls where the design achieves an adequate level of articulation and detail.
 - Durable and low maintenance materials are recommended.
 - A combination of materials and/or finishes shall be incorporated to add visual interest.
 - Unfinished walls, including boundary walls, shall not be left exposed where in public view.
- 7. SERVICE & STORAGE AREAS**
- Delivery, loading and storage areas are to be screened from public view by an enclosure which is complementary with the style and materials of the primary buildings.
 - Nancy Alley shall be the primary access for service vehicles and service areas (such as bin storage areas).
- 8. VEHICLE ACCESS AND PARKING AREAS**
- Direct vehicle access onto Nairn Drive and Atwick Terrace will not be permitted.
 - The development must meet the minimum and maximum car parking requirements as set out in Table 3 and clause 4.15.1.1 of *City of Rockingham Town Planning Scheme No.2*. The number of on-street parking spaces may contribute towards the parking required for the site.
 - Undercroft parking is encouraged.
- 9. BICYCLE PARKING & END-OF-TRIP FACILITIES**
- Bicycle parking and end-of-trip facilities must be provided in accordance with the *City of Rockingham Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities*.
- 10. SIGNAGE**
- Pylon signage is not permitted on this site.
 - Signage additional to the corporate branding must be consistent in colour, size and font.
 - All building proposals must include a 'Sign Strategy' in accordance with the *City of Rockingham Planning Policy 3.3.1, Control of Advertisements*.
- 11. FENCING**
- Semi-open style fencing above 700mm to a maximum 1.8m in height is permitted.
 - 1.8m high fencing is permitted to Nancy Alley subject to being 25% visually permeable above 1.4m.
 - Fencing shall be constructed in masonry to complement the style and materials of the primary building.
- 12. LANDSCAPING**
- Landscaping of the verges adjacent the lot must be installed by the purchaser.

LEGEND:

- Primary Frontage
- No Vehicle Access Permitted
- Building Setback
- Indicative Building Footprint
- Parking/Services Area

CITY OF ROCKINGHAM TOWN PLANNING

26 JUL 2012

RECEIVED

This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2:

Manager Statutory Planning
 City of Rockingham

27th June 2012
 Date