

PROVISIONS

The purpose of this Detailed Area Plan is to identify the requirements of the *City of Rockingham Town Planning Scheme No. 2 (TPS2), Planning Policy 3.2.4, Baldivis Town Centre* and the *Integrated Development Guide Plan* for the Baldivis Town Centre that apply to Lot 159 Nairn Drive, Baldivis; and apply certain other requirements that are particular to this land. 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.

1. GENERAL PROVISIONS

(a) TPS2 Zoning	'Baldivis Town Centre'
(b) Permitted Land Uses	Refer to TPS2 Zoning Table
(c) Preferred Land Uses	<ul style="list-style-type: none"> Retail Civic and Community Entertainment and Leisure Eating and Drinking Premises Offices Residential- Medium Density (refer Provision 1(d)) <p>NB. Drive-through facilities will not be supported, consistent with main street design principles.</p>
(d) Residential Development	Residential development shall be assessed in accordance with the R-AC3 provisions of the R-Codes, excluding primary street setbacks as addressed below.

2. BUILDING SETBACKS

Street Setbacks	Minimum	Maximum
	Nil ¹⁰⁰	2m
(a) Primary Frontage	i. All buildings shall generally have a contiguous frontage addressing the street within a 0-2m lot setback. ii. The prescribed building setbacks can be substituted by an alfresco dining area or similar, subject to the construction of a formal physical separation between the boundary and the verge (i.e. masonry fencing).	
(b) Other Frontages	ii. Nil setback permitted to Minden Lane and all internal boundaries.	

3. BUILDING & CEILING HEIGHTS

- a) 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.
- b) 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.
- c) 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

- a) 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.
- b) Building entries to internal/rear boundaries are permitted subject to there being an entry from the street as identified on the DAP. The building shall promote surveillance of the street and rear car parking area where possible.
- c) Pursuant to Provision 2(a)(i) and (ii), the built form may be stepped back at right angles from the corner truncation to provide flexibility to the design.
- d) 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.
- e) Where a building abuts a street, 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*.
- f) Awning posts within the road reserve are generally not supported.
- g) 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.
- h) 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(e).
- i) 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.
- j) At least one designated pedestrian access corridor linking the street to the rear car park and Minden Lane is required. The corridor(s) shall be contiguous and well defined.
- k) Larger developments are to be broken up through the use of elements which emphasise a vertical proportion.
- l) Residential dwellings must incorporate at least one habitable room and balcony facing the street.
- m) 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

- a) The main public entrances to all buildings shall be located along Nairn Drive or the corner of Nairn Drive and Safety Bay Road or may also be accessed via the contiguous and well defined pedestrian corridor(s) identified by Provision 4(j).

- b) Primary entries to first floor tenancies, and secondary entries to ground floor tenancies, may be accessed via the suggested contiguous and well-defined pedestrian corridors addressed under Provision 4(j).
- c) 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

- a) 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.
- b) Durable and low maintenance materials in an earthy colour palette is recommended.
- c) A combination of materials and/or finishes shall be incorporated to add visual interest.
- d) Unfinished walls, including boundary walls, shall not be left exposed where in public view.

7. SERVICE & STORAGE AREAS

- a) 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 building.
- b) Minden Lane shall be the primary access for service vehicles and service areas (such as bin storage areas).

8. VEHICLE ACCESS AND PARKING AREAS

- a) All vehicles access shall be via the designated access points off Minden Lane and parking generally sited at the rear of the premises.
- b) 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*.
- c) Undercroft parking is encouraged.

9. BICYCLE PARKING & END OF TRIP FACILITIES

- a) Bicycle parking and end-of-trip facilities shall be provided in accordance with the *City of Rockingham Planning Policy 3.3.14, Bicycle Parking and End-of-Trip Facilities*.

10. SIGNAGE

- a) Pylon signage is not permitted on this site.
- b) Signage additional to the corporate branding must be consistent in colour, size and font.
- c) 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

- a) Perimeter fencing to the site is discouraged and should be limited to residential type land uses or alfresco dining areas.
- b) Fencing to commercial land uses may be solid to a maximum 700mm height.
- c) Fencing shall be constructed in masonry to complement the style and materials of the primary building.

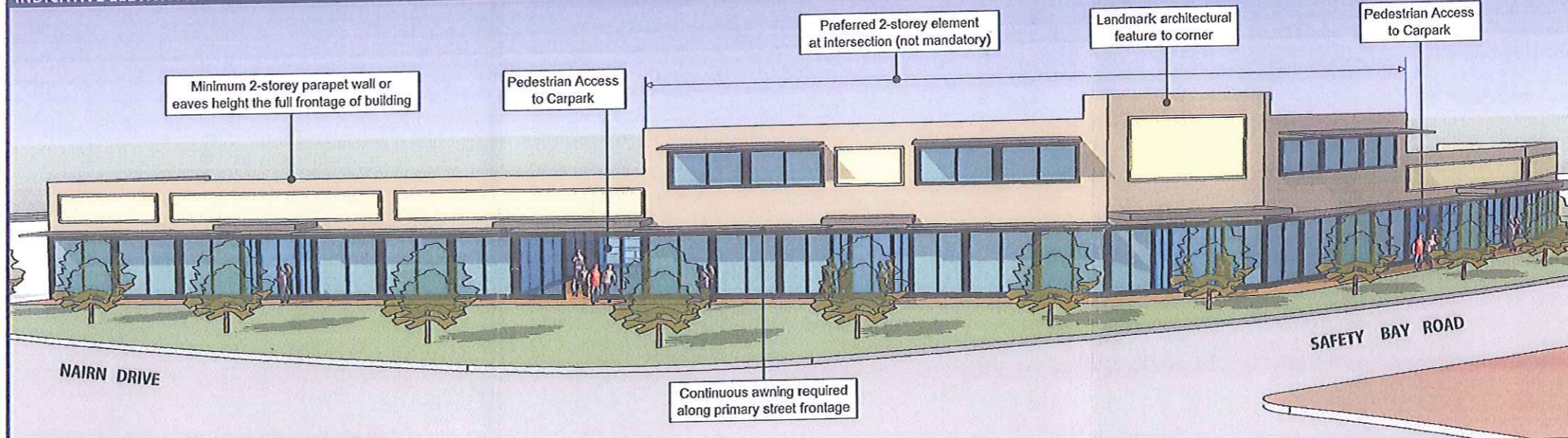
12. LANDSCAPING

- a) Landscaping of the verges adjacent the lot must be installed by the purchaser.

INDICATIVE PLAN



INDICATIVE ELEVATION



NB: Elevation Plan for Illustration Purposes Only



DETAILED AREA PLAN
 Lot 159 Nairn Drive
BALDIVIS TOWN CENTRE

NORTH		Scale 1: 1,000 @ A3	
0 10 20 30 40 50 metres			
COMPILED: DPS	DATE: 30/11/2011	DRAWN BY: MDH	REVISED: 3/7/2012
GRID: MGA 50	DATUM: AHD		
DRAWING NUMBER: STOB005h-DAP	JOB CODE: STOB005h-DAP		
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