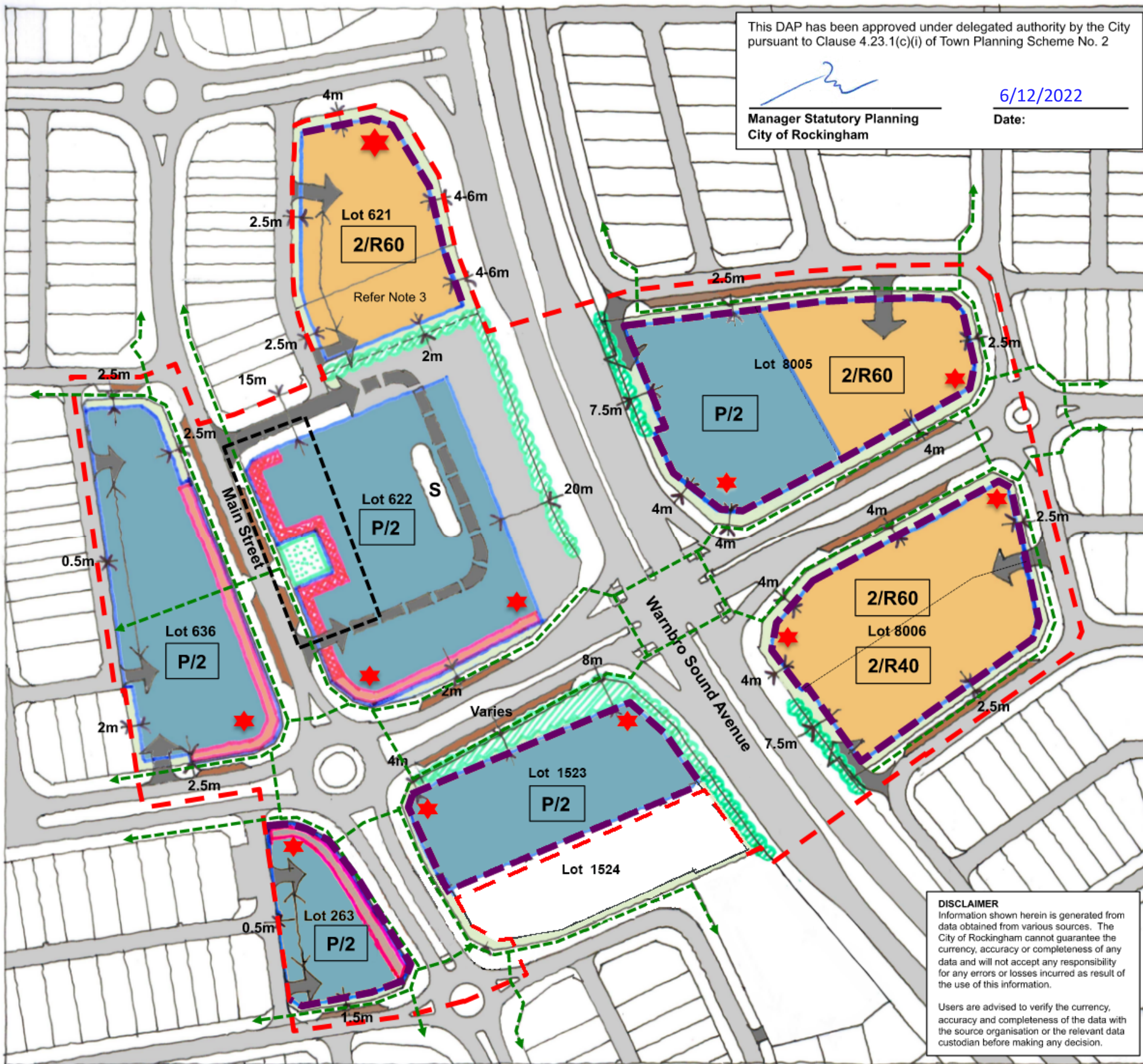





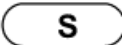












Detailed Area Plan



Legend

- | | |
|---|--|
|  | DAP boundary |
|  | Indicative maximum building envelope |
| #m | Minimum setback (see note 1) |
|  | Mandatory active street frontage/ 0m setback |
|  | Mandatory active street frontage/ 0-2.5m setback |
|  | Pedestrian footpath network |
|  | Parallel parking required (subject to MRWA and/or City of Rockingham engineering approval) |
|  | Preferred service zone |
|  | Vehicle connection required internal to site |
|  | Preferred vehicle access point |
|  | Architectural response to corner required |
|  | Special vegetation screens |
|  | Community piazza space |
|  | Residential envelope (see note 2) |
|  | Commercial envelope with R60 residential permitted. |
|  | Minimum building height in storeys/density |
|  | Minimum parapet height of 5.5m |
|  | Retail core |
|  | Habitable frontage |

Note 1: For setbacks: RC = as per R Codes. Where a range is provided, the setbacks shall be a minimum and a maximum.

Note 2: Some of the residential envelopes are coded 'Commercial' under the structure plan and, as such, single residential development is not permitted.

Note 3: A portion of the main commercial lot has been identified as residential. The common boundary may need to be adjusted once the ultimate land requirement for the commercial site has been confirmed.

PROVISIONS

The provisions of the City of Rockingham Town Planning Scheme TPS No. 2 (TPS2) and the Residential Codes of Western Australia (R-Codes) are varied as detailed in this Detailed Area Plan (DAP). All other requirements of TPS2 and the R-Codes shall be satisfied in all other matters.

1. Objectives

The objective of this DAP are to:

- a) Establish a 'Main Street' based Neighbourhood Activity Centre of a scale that is appropriate to its role as a focal point of a residential community and its role in the retail hierarchy of the region.
- b) Provide a context for higher-density residential development that capitalises on proximity to local services.

2. Standards

All development in the DAP area must be consistent with the DAP and the following standards:

a) Structure

- i. The road annotated as 'Main Street' must be the main street for the neighbourhood centre.

b) Street interface

- i. All buildings must provide passive surveillance of adjacent street reserves by means of active or habitable frontage.
- ii. Where active frontage is required and/or a 0m street setback has been provided, the frontage must incorporate a canopy(s) with continuous coverage to a minimum depth of 2.5m or to within 600mm of the back of the adjacent kerb where the verge is too narrow to accommodate a 2.5m deep canopy, and must extend across the entire street frontage of the building.
- iii. The street setback for multiple dwellings may be reduced to 0m in the case of mixed-use development, and also for residential building elements that provide architectural interest and where a reduction in the minimum setback (stated in the DAP) does not compromise the amenity of residents (for example, for vertical circulation elements, lobbies, and upper levels).
- iv. Delivery, loading and storage areas must be located and screened to minimise the visual impact on the public domain.
- v. Street elevations must be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular emphasis given to the ground floor level.
- vi. Non-active portions of walls must be articulated by means of form, colour and texture to provide visual interest.
- vii. Garage doors and supporting structures for residential development must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two-storey dwellings in accordance with clause 5.2.2 of the R-Codes.

c) Landscape

- i. The landscape material used for the footpath must be continued across driveways and the entrances to Rights of Way to maintain visual continuity of the pedestrian network and aid pedestrian legibility.
- ii. Street trees must be provided at a minimum rate of 1 tree per 14m on both sides of the streets within the DAP area.
- iii. Shade trees must be provided to all publically accessible and open car parks not otherwise provided with shade structures at a minimum rate of 1 tree per 8 car bays.
- iv. The special vegetation screens' identified on the DAP must consist of trees and an under-storey of low-level shrubs, rather than mid-level shrubs, to maintain sightlines for pedestrians, and must be of a minimum of 3m in width.

d) Robustness

- i) The ground floor of all buildings in the Commercial area must be designed with a minimum floor-to-floor height of 3.2m to enable commercial uses even if used for interim residential use.
- ii) The ground level of all buildings in the Commercial area must be designed for disabled access regardless of the initial use.

e) Fencing

- i. Any fencing to the primary or secondary street(s) frontage must be restricted to residential uses only.
- ii. Where street frontage fencing is employed, it must be no more than 1.8m high and must be at least 50% visually permeable from 0.9m above the ground level of the adjacent street with solid portions of fencing consisting of masonry construction.
- iii. Colorbond fencing is not permitted within any street setback area.

f) On-street Parking

- i. For the purpose of calculating parking provision, any on-street parking bays adjacent to a lot on the same side of the road may be included in the calculation of visitor parking provision for that lot.

g) Open space

- i. Single and grouped dwellings must have a minimum open space requirement of 30% of the lot.
- ii. Single and grouped dwellings coded R60 must have a minimum uncovered outdoor living area of at least 16sqm with a minimum dimension of 4m, and 30% of the lot, and single and grouped dwellings coded R40 must have a minimum uncovered outdoor living area of at least 20sqm with a minimum dimension of 4m.

3. Design principles for the retail core

In addition to the above standards, the design of the retail core must observe the following design principles:

- a) Tenancies must present their main entrance to the main street or the community piazza space if frontage to either is provided.
- b) Tenancies must present active and visually permeable frontages to the main street or the community piazza space and any connecting mall between the main car park and the street.
- c) Pedestrian movement from the main car park to the supermarket must be directed past the supporting tenancies to provide them with exposure and economic support.
- d) Any public door between the supermarket and the main car park must be an exit only, to enable convenient trolley access and avoid trolleys in the main street.
- e) Bin storage and other service areas must be discretely located to enable direct access (or via a service corridor) to a vehicle collection point.
- f) The community piazza area must be designed to provide for greenery, shade, and casual seating.

4. Minimum building heights:

Commercial zoning: Sites developed exclusively for residential uses must be a minimum of two storeys in height to achieve a village scale, and must comply with the minimum ground floor floor-to-floor heights pursuant to Provision 2(d).

Sites developed exclusively for commercial uses are permitted as single storey but with a minimum parapet height of 5.5m or a minimum eaves height of 4.5m where a pitched roof is utilised.

Residential zoning: Single-storey development is permitted subject to the building having a minimum parapet height of 5.5m or a minimum eaves height of 3m for 'permitted' or 'discretionary' commercial land uses (e.g.; child care or community facilities) pursuant to Table 1 (zoning table) of TPS 2.

5. Definitions

For the purpose of this DAP, the following definitions shall apply:

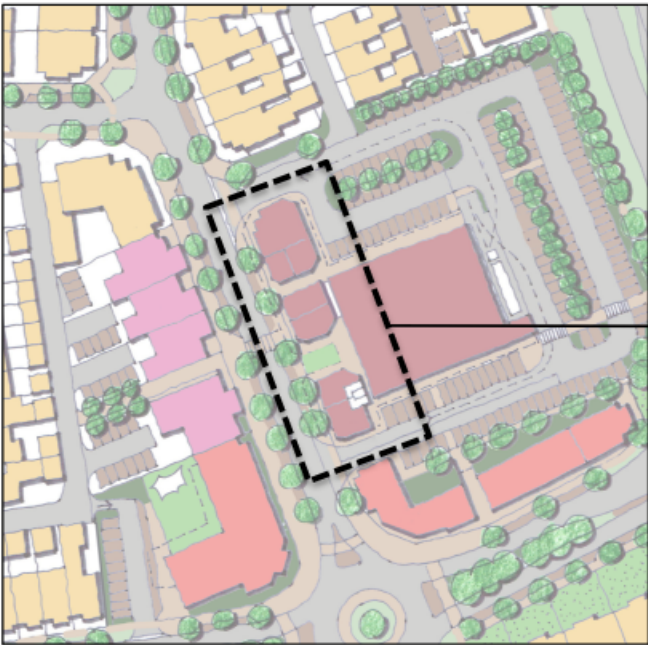
Active frontage: An active frontage must incorporate shopfronts (to retail, office or other commercial uses) with a minimum of 66% of the ground floor street frontage as transparent glazing that allows visual connectivity between the inside of the building and the adjacent public domain. Additionally, any tenancy with an active frontage to a street must address the primary pedestrian entrance to that street.

Habitable frontage: A habitable frontage must present at least one major opening to habitable rooms of residential development to the adjacent public domain that allows passive surveillance from inside of the building and the adjacent public domain.

Architectural response to a corner: An architectural response to a corner must consist of a prominent feature that provides visual emphasis. Examples include: a raised or projecting building element, a significant roof element, a differentiation of materials, a significant opening(s) or a balcony/veranda structure.

Retail core: The portion of the development that contains the majority of the retail tenancies, the community piazza space and, if provided, the supermarket. The DAP anticipates the retail core to be on the eastern side of the main street.

Indicative Development Plan (retail core)



Note: The Indicative Development Plan (Retail Core) provides a convenient indication of the built form that could arise from the retail core design principles contained with the Detailed Area Plan. The Indicative Development Plan (Retail Core) should not be considered as a definitive architectural design as the Detailed Area Plan and the retail core design principles enables the flexibility for a range of design outcomes.



Initiative detail of retail core

Legend

- 1. Community piazza space.
- 2. Supermarket.
- 3. Tenancies.
- 4. Supermarket entrance.
- 5. Customer exit only from supermarket (to suit taking of trolleys to car park).
- 6. Bin storage.
- 7. Service corridor.
- 8. Toilets.
- 9. 'Mall'.
- 10. Glazed and visually permeable shop frontage to adjacent streets, community piazza space and 'mall'.
- 11. Tenancy doors to address the main street or the village square where frontage is provided.
- 12. Canopy cover to adjacent footpaths.
- 13. Pedestrian movement from the main car park to activate tenancies.

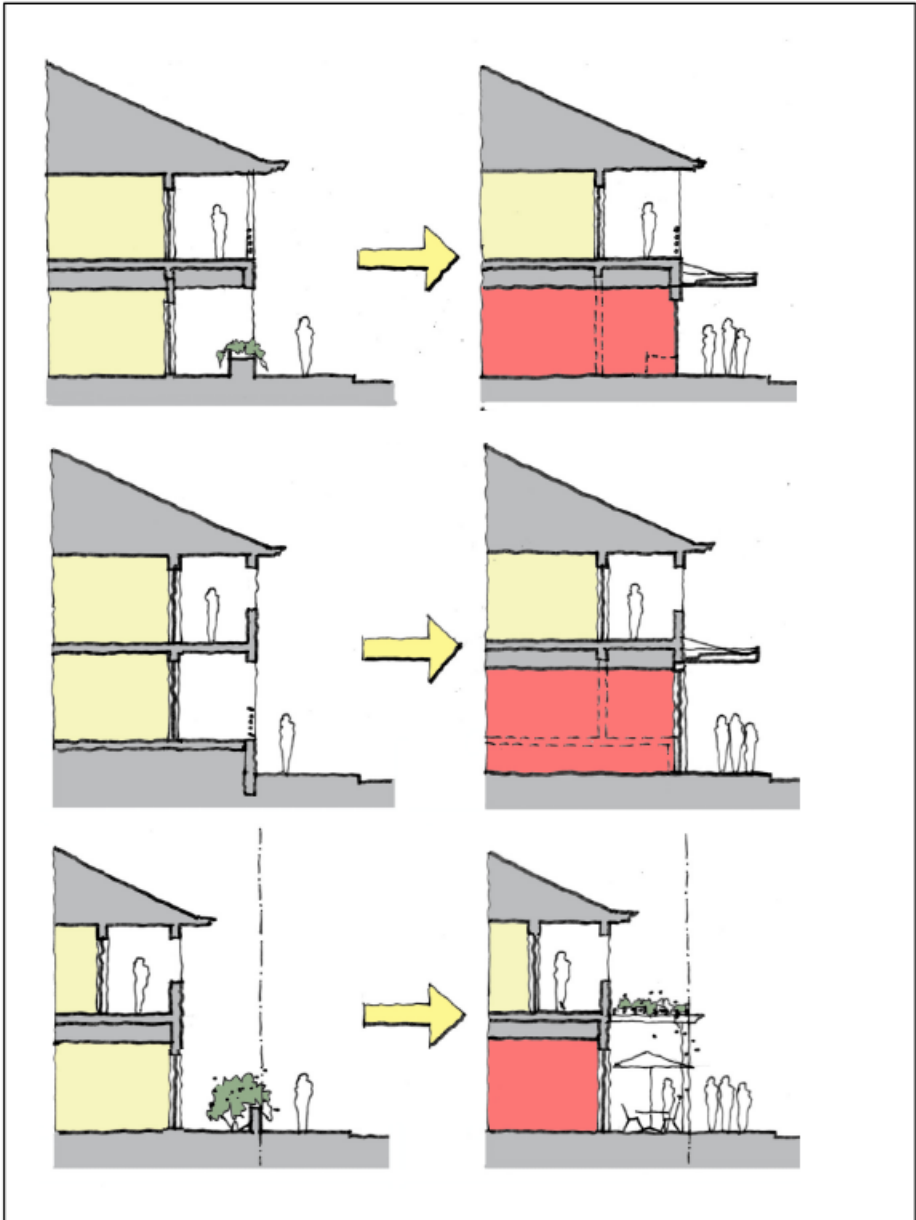
Indicative Development Plan (mixed-use - supporting information)



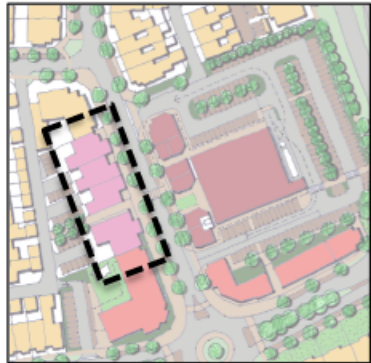
Example of a mixed-use building designed specifically for commercial use at ground floor.



Examples of 'convertible' buildings designed to convert from residential to mixed use with the addition of a canopy and other minor internal changes.



Methods of conversion



The mixed-use component requires the flexibility to be developed in a number of ways subject to the demand for commercial floorspace. Development approaches may include purpose-designed mixed use buildings or 'convertibles' that enable a transition from residential to commercial use, specifically at the ground floor level. Examples of how this can be achieved are indicated above.