



INTEGRATED DEVELOPMENT GUIDE PLAN KEROSENE LANE NEIGHBOURHOOD CENTRE

The objective of this Integrated Development Guide Plan (IDGP) is to provide for a new greenfield neighbourhood centre to provide retail shopping and office facilities for the local community in a main street configuration which integrates seamlessly with the surrounding residential and rural neighbourhood, and facilitates the conversion of the existing retail outlet in a staged manner.

This IDGP has been prepared in accordance with clause 4.6A(f) of the City of Rockingham Town Planning Scheme No.2.

Western Precinct

The purpose of the Western Precinct is to provide for retail facilities (including a supermarket) which support and are linked to a pedestrianised main street but which due to their nature require direct access by motor vehicles and cannot be located directly on the main street, while ensuring development does not impact on adjacent land uses.

Provisions:

The purpose of the Western Precinct is to provide for retail facilities (including a supermarket) which support and are linked to a pedestrianised main street but which due to their nature require direct access by motor vehicles and cannot be located directly on the main street, while ensuring development does not impact on adjacent land uses.

Provisions:

- A pedestrian link at least 2.5m wide shall be provided between the supermarket and the Neighbourhood Plaza. The supermarket shall have its main pedestrian entry to the pedestrian link.
- Shared vehicle access ways shall be provided within the Western Precinct, as generally shown on the IDGP, to provide vehicle access throughout the Western Precinct and the rear of the main street developments.
- The Road 2 and Kerosene Lane frontages shall be suitably landscaped to provide a suitable interface between the Western Precinct and adjacent residential and rural areas.
- The front elevation of all buildings 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.
- Broad facades 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.
- Provision must be made for dedicated, continuous and well-defined pedestrian access paths between public footpaths and the entries of all buildings.
- All areas not covered by buildings, including carparks, are to be landscaped in a manner consistent with the desired urban character of the IDGP area.

Main Street Precinct

The purpose of the Main Street Precinct is to provide for retail, office, entertainment, eating and drinking, residential and other such uses, potentially in a mixed use configuration, fronting onto a pedestrianised main street; to provide an intimate public neighbourhood plaza for the community; and to provide a staged approach to development by retaining the existing improvements during the construction of a new supermarket within the Western Precinct.

Provisions:

- All buildings shall be oriented to the main street (McDonald Road) with the main pedestrian entry being from the main street, and shop-front windows provided along the main street.
- Buildings shall be built up to the main street, and shall contribute contiguous built form along the main street. Minor setbacks shall only be considered where necessary to provide for activities between the building and the street (excluding car parking).
- All buildings along the main street must be built to a minimum of two storeys or equivalent parapet height to keep the main street compact and to reinforce the desired urban character.
- A continuous awning at least 2.5m wide shall be provided along main street and secondary street frontages, where buildings are built up to the street.
- The Neighbourhood Plaza shall be landscaped and provided with furniture for use as an active public space, suitable for community events.
- Active uses such as eating and drinking places shall be located on the ground floor adjacent to the Neighbourhood Plaza.
- The Neighbourhood Plaza shall be linked to the supermarket in the Western Precinct via a prioritised pedestrian link at least 2.5m wide.
- Servicing and off-street car parking shall be located to the rear of the building, out of view of the main street.
- On-street car parking shall count towards the required car parking for non-residential developments.
- Along the eastern side of the main street, to allow for robust buildings a minimum ground floor to first floor height of 3.2 metres with a minimum of 3.0 metres ceiling height is to be provided.

- In order to satisfy the objectives of the IDGP to achieve an integrated main street configuration:

- The portion of the Main Street Precinct north of the existing 'The Spud Shed' building shall be developed contemporaneously or prior to development of the supermarket; and
- The existing 'The Spud Shed' building shall be redeveloped or altered to satisfy the requirements for the Main Street Precinct upon commencement of the supermarket.

Residential Precinct

The purpose of the Residential Precinct is to provide for residential uses complementary to the neighbourhood centre and integrated with and compatible with the adjacent main street development.

Provisions:

- The deemed-to-comply standards of the Residential Design Codes (Codes) and the City of Rockingham Planning Policy 3.3.20 are varied as shown on this IDGP.
- This IDGP varies the deemed-to-comply standards of the Codes, therefore advertising to adjoining owners and occupiers for consideration of a proposal which complies with this IDGP is not required.
- The R60 density code applies to the Residential Precinct.
- Building on the boundary is not permitted on the northern side of the dwelling, except for garages and carports.
- A 0m setback is permitted to Road 3.
- For single-storey dwellings, a minimum 35% open space shall be provided.
- On-site car parking shall be accessed via a right of way with access to Road 3, as shown on the IDGP.