

The following development requirements apply in the Core Precinct

Element	Controls
Residential Development	<p>Residential density is R-ACO and development standards shall be in accordance with State Planning Policy 7.3, Volume 1 and Volume 2 (Apartments) and the City's relevant local planning policies with the exception of the following:</p> <ul style="list-style-type: none"> - Setbacks to Internal Streets (Main Street etc.) and External Streets (North Lake Road, South Street, Brophy Street and Gilbertson Road): <ul style="list-style-type: none"> a. nil setbacks are permitted with active street frontages in order to provide sufficient street carriage ways consistent with liveable neighbourhoods. - Building Height: The maximum building height is 9 storeys above natural ground level. - Land Use: Residential land uses are not permitted on the ground floor facing South Street, North Lake Road and Gilbertson Road.
Non-Residential Development	<p>All non-residential development proposed within the Centre Core shall have regard to the requirements of the City of Melville's local planning policy 2.1 (Non-Residential Development), other relevant local and state planning policies and the following:</p> <ul style="list-style-type: none"> - Building Heights: The maximum building height is 9 storeys above natural ground level. - Land Use: Land use permissibility is to be in accordance with C2 zone
Plot Ratio	No plot ratio applies. Development shall be controlled by setbacks and building height.
Facades & Frontages	<p>Development that occurs within these frontages shall be in accordance with the following:</p> <ul style="list-style-type: none"> - South Street, North Lake Road and Gilbertson Road. <ul style="list-style-type: none"> a. Building facades to incorporate variations in depth, height, colour, texture and/or materials. b. Windows at ground floor level shall remain visually permeable at all times. c. Awnings shall be provided on non-residential buildings to provide shade and weather protection for pedestrians. The minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection. New awnings should be designed and sited to integrate with those of adjoining buildings and structures to provide continuous cover. - Internal Streets (i.e. Main Streets) and Brophy Street. <ul style="list-style-type: none"> a. Building facades to maximise engagement to the street. b. Appropriate façade glazing treatments.

	<p>c. Entrances and windows oriented towards the public realm.</p> <p>d. Avoiding expanses of blank walls; and</p> <p>e. Awnings shall be provided on non-residential buildings to provide shade and weather protection for pedestrians. The minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection. New awnings should be designed and sited to integrate with those of adjoining buildings and structures to provide continuous cover.</p>
Retail Floor Space Area	<p>The total net lettable area of all existing and future shop retail development within the core area shall not exceed 25,701sqm (existing: 15,233sqm).</p> <p>For the purposes of the ACP, NLA shop/retail floorspace is defined as per the Scheme, but also excludes:</p> <ul style="list-style-type: none"> • Loading and storage areas; • Any children's play area and/or equipment; and • All areas (including any alfresco seating areas) associated with eating and entertainment uses. <p>Prior to the consideration of proposals for development which exceeds the shop/retail floorspace area identified above the responsible authority will require the preparation of a Retail Sustainability Assessment (or similar), in accordance with SPP 4.2.</p>
Non-Retail Floor Space Area	<p>The total net lettable area of all future non-retail development within the core area must not exceed 15692sqm (existing: 9,692sqm).</p>
Vehicle Parking and Access	<p>Car parking for all residential development shall be provided in accordance with the requirements of the State Planning Policy 7.3, Volume 1 and Volume 2 (Apartments).</p> <p>Car parking for all non-residential development shall generally be provided in accordance with the City of Melville's Local Planning Policy 1.6 – Car Parking and Access.</p> <p>A Transport Plan that addresses vehicle access to/from and around the site, promotion of public transport, walking and cycling access and freight deliveries/servicing shall accompany all development applications.</p> <p>Service vehicle routes and access points should be screened, combined and/or located away from areas of high pedestrian activity.</p>

Pedestrian Access	Buildings are to provide clear and legible entry points for pedestrian accessibility and the shopping malls are to provide connections to external streets to contribute to an integrated and permeable centre.
Main Streets	The main streets may be retained in private ownership providing that legal instruments are put in place to allow for City and public access at all times.
Corner Sites	Buildings on corners of main streets, internal streets and South Street, North Lake Road and Gilbertson Road shall address both street frontages and provide a strong architectural element to create a local landmark such as distinctive roof forms and detailing, complemented by a contrast in materiality.
State Planning Policy 5.4 - Road and rail noise	Where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes, an acoustic report shall be provided as part of a development application.
Sustainability	At a minimum, all new development shall achieve a 5-Star Green Star design rating under Green Building Council of Australia. As evidence in support of compliance with the required rating. Applicants shall submit as part of their development application either a Green Star Design Review certificate or a qualified consultant's report supporting the developments achievement of the required level of performance. Under either approach any development approval granted will be conditional upon submission of a Green Star certificate, prior to commencement of the development, which confirms achievement of the required rating.
Application of Activity Centre Plan	The provisions of City Of Melville Local Planning Scheme No. 6 (LPS6), the City's Local Planning Policies and State Planning Policy 7.3 (Residential Design Codes) – Volumes 1 and 2 apply unless varied as detailed within this Activity Centre Plan

The following development requirements apply within the Mixed Use Frame precinct:

Element	Controls
Residential Development	<p>Residential density is R80 and development standards shall be in accordance with State Planning Policy 7.3, Volume 1 and Volume 2 (Apartments) and the City's relevant local planning policies including the following:</p> <ul style="list-style-type: none"> - Building Heights: The maximum building height is 4 storeys above natural ground level.
Non-residential Development	<p>Non-residential development is to be in accordance with Local Planning Policy 2.1 – Non-Residential Development, other relevant local and state planning policies and the following:</p> <ul style="list-style-type: none"> - Plot Ratio: Total plot ratio is as per Table 2.1 of SPP7.3 Volume 2. - Building Heights: The maximum building height is 4 storeys. - Land Use: Land use permissibility's are to be in accordance with the Mixed Use zone outlined within Table 3 – Zoning Table of the City of Melville's Local Planning Scheme No.6.
Ground Floor Land Uses & Ceiling Heights	<p>Floor to floor heights for ground floors shall be a minimum of 4 metres to facilitate commercial activities. No residential land uses are supported on ground floors.</p>
Facades & Frontages	<p>The following design treatments shall be applied to all forms of development:</p> <ul style="list-style-type: none"> - Development is to be of a high quality and all facades and frontages shall be designed and finished with high quality materials and finishes. - Building facades shall be articulated, coloured and detailed to contribute positively to the appearance of the streetscapes. - Building facades and frontages should highlight a vertical emphasis wherever possible to help break up the appearance of buildings. This can be achieved through the shape and placement of windows and openings and the innovative use of building materials, colours and textures. - Windows at ground floor level shall remain visually permeable at all times. - Awnings shall be provided on non-residential buildings to provide shade and weather protection for pedestrians. The minimum depth of an awning is to be 2.5m. Where this is not possible due to the width of the verge or any other factor, the awning is to be practical for weather protection. New awnings should be designed and sited to integrate with those of adjoining buildings and structures to provide continuous cover.

Vehicle Parking and Access	<p>Only one vehicular access shall be provided for each development site.</p> <p>Car parking for all residential development shall be provided in accordance with the requirements of the State Planning Policy 7.3, Volume 1 and Volume 2 (Apartments).</p> <p>Car parking for all non-residential development shall generally be provided in accordance with the City of Melville's Local Planning Policy 1.6 – Car Parking and Access.</p> <p>A Transport Plan that addresses vehicle access to/from and around the site, promotion of public transport, walking and cycling access and freight deliveries/servicing shall accompany all development applications.</p>
Pedestrian Footpath	<p>If no footpath exists within the road reserve, a condition of development or subdivision approval should be imposed, to require the applicant to make a contribution to the City of Melville for the provision of a footpath relative to the length of the lot frontage at half the cost determined by the City.</p>
State Planning Policy 5.4 - Road and rail noise	<p>Where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes, an acoustic report shall be provided as part of a development application.</p>
Street Tree	<p>In circumstances where no street tree exists within immediate adjacent verge, a condition of development or subdivision approval should be imposed which requires the applicant to install 1 street tree within the verge. The applicant is required to maintain the street tree for a two year period to the satisfaction of the City. The location and species of the verge tree is required to be confirmed by the City, prior to being undertaken.</p>
Application of Activity Centre Plan	<p>The provisions of City Of Melville Local Planning Scheme No. 6 (LPS6), the City's Local Planning Policies and State Planning Policy 7.3 (Residential Design Codes) – Volumes 1 and 2 apply unless varied as detailed within this Activity Centre Plan</p>

The following development requirements apply to the Residential Frame Precinct:

Element	Controls
Residential Development	<p>Residential density and development standards shall be in accordance with State Planning Policy 7.3, Volume 1 and Volume 2 (Apartments) and the City's relevant local planning policies with the exception of the following:</p> <ul style="list-style-type: none"> - Orientation: Residential development adjacent to open space shall be oriented to provide passive surveillance over the public domain. - Boundary Walls: Boundary Walls are not to be higher than 3.5m (1 storey). - Lot Boundary Setbacks: Side Setbacks for R80 coded properties adjacent to properties not within the ACP (to the south) shall be setback a minimum of 4m. - Building Heights: For R80 coded properties adjacent to properties not within the ACP (to the south) the maximum building height is 2 storeys above natural ground level in order to provide the necessary scale of development adjacent to R25 coded properties.
Amalgamation/Minimum Lot Size	<p>The following lots must be amalgamated together, prior to the determining authority supporting any further development in order to ensure all vehicular access is provided to a road other than South Street.</p> <p>Parcel 1</p> <ul style="list-style-type: none"> • Strata Plan 73313 (No.13a, 13b, 13c) Burney Court. • Lot 6 (No.15) Burney Court. • Strata Plan 49915 (No.31a, No.31b) South Street. • Lot 159 (No.29) South Street. • Lot 158 (No.27) South Street. <p>Parcel 2</p> <ul style="list-style-type: none"> • Strata Plan 47521 (No.14a, 14b, 14c) Burney Court. • Lot 162 (No.35) South Street. • Lot 161 (No.33) South Street. <p>Parcel 3</p> <ul style="list-style-type: none"> • Strata Plan 44069 (No.1/13, 2/13, 3/13) Hodgson Place. • Strata Plan 42443 (No.15, No.17) Hodgson Place. • Lot 165 (No.41) South Street.

	<ul style="list-style-type: none"> • Strata Plan 57072 (No.39A, 39B) South Street. • Strata Plan 44069 (No.5/13, 4/13) Hodgson Place.
Vehicle Access	<p>No vehicle access shall be supported onto South Street or North Lake Road.</p> <p>Only one Vehicular access shall be provided for each development site.</p>
Pedestrian Footpath	If no footpath exists within the road reserve, a condition of development or subdivision approval should be imposed, to require the applicant to make a contribution to the City of Melville for the provision of a footpath relative to the length of the lot frontage at half the cost determined by the City.
Street Tree	In circumstances where no street tree exists within immediate adjacent verge, a condition of development or subdivision approval should be imposed which requires the applicant to install 1 street tree within the verge. The applicant is required to maintain the street tree for a two year period to the satisfaction of the City. The location and species of the verge tree is required to be confirmed by the City, prior to being undertaken.
State Planning Policy 5.4 - Road and rail noise	Where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes, an acoustic report shall be provided as part of a development application.
Application of Activity Centre Plan	The provisions of City Of Melville Local Planning Scheme No. 6 (LPS6), the City's Local Planning Policies and State Planning Policy 7.3 (Residential Design Codes) – Volumes 1 and 2 apply unless varied as detailed within this Activity Centre Plan