

Non-Residential Development

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP2.1 Last Review Date: 20 September 2016
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Policy Objectives

- To promote high quality architectural form to maintain and enhance the visual character of the City.
- To ensure new buildings are designed to be of human scale to facilitate effective movement and interaction between building and street.
- To ensure building frontages at the street level assist in the creation of safe built environments through use of internal and external lighting, encouraging visual interest and ensuring passive surveillance.
- To ensure that all buildings make a positive contribution to the streetscape, assisting in the maintenance and creation of safe, secure and attractive places.

Policy Scope

The provisions of this policy apply to all non-residential development and the non-residential element of any mixed use development proposal.

Definitions / Abbreviations Used In Policy

Operational Rooms

Defined as those rooms which are utilised for sales, meetings or congregating purposes and excludes rooms such as bathrooms, store rooms, lobbies, hallways, plant rooms and the like.

LPS6 City of Melville Local Planning Scheme No. 6

R-Codes Residential Design Codes of Western Australia

Regulations Planning and Development (Local Planning Schemes) Regulations 2015

Policy Statement

In addition to the relevant provisions contained within LPS6 and other applicable Local Planning Policies, non-residential development will be assessed against, and be required to demonstrate compliance with the following provisions:



Building Design

1 General

1.1 Development should:

- (a) Be orientated towards the primary street frontage.
- (b) Be designed to minimise the incidence of blank and unarticulated elevations.
- (c) Exhibit high levels of architectural articulation through the use of varied architectural planes, effective fenestration, architectural detailing, external materials, and a varied colour palette.
- (d) Incorporate a differentiated design approach to the treatment of the ground floor 'vs' upper floor(s), achieved through varied design, use of materials, changes in architectural planes, incorporation of awnings and the like, to enhance pedestrian scale.



Diagram 1 – Example of high levels of architectural articulation and a differentiated design between the ground floor level and the upper floor.

- (e) In the interests of street level activation, mixed use development should be designed and laid out with non-residential uses at the ground floor level.

2 Corner Sites

2.1 Development on corner sites should be designed to accentuate the corner and face all streets that flank it. This can be achieved via (but not limited to):

- (a) The focussing of the building mass on the corner, using a dominant architectural feature which protrudes above the normal roof line.
- (b) The provision of additional detail, colour and textures on the corner portion of the development.



- (c) The inclusion of a dominant entrance feature on the corner.

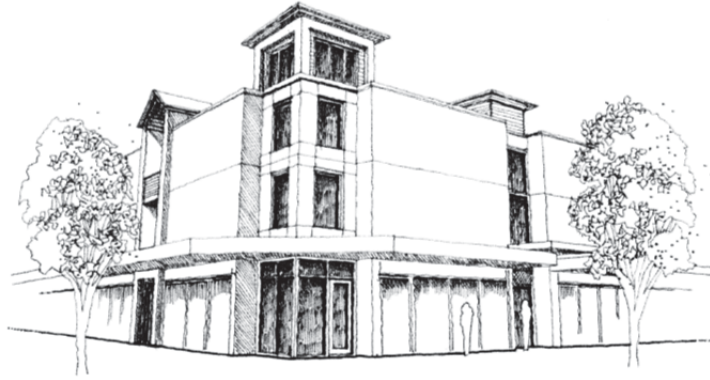


Diagram 2 – Example of increased building mass on the corner projecting above the normal roof line and additional detail on the corner.

- (d) Incorporation of public space on the corner.

2.2 Developments on corner sites should be designed to ensure good visibility for both pedestrians and vehicles.

3 *Front Facades and Shopfronts*

- 3.1 Facades fronting the street and public domain should incorporate window and door openings which provide passive surveillance.
- 3.2 The pedestrian scale of the development should be enhanced through the use of windows, door openings, awnings, public art, architectural design and detailing at ground level.
- 3.3 The removal of, or permanent covering of windows and openings within the shop front or front elevation will not be supported.
- 3.4 Shop and Showroom uses are to have areas set aside for shopfront displays or windows which have a view across the sales floor area. The installation of shop fittings and fixtures on the inside of shopfront windows will not be supported.
- 3.5 Windows at ground floor level should remain visually permeable at all times.
- 3.6 Reflective or heavily tinted glazing at ground floor level will not be supported.
- 3.7 At least 60% of the total length of the ground floor level façade adjacent to a footpath should be transparent.

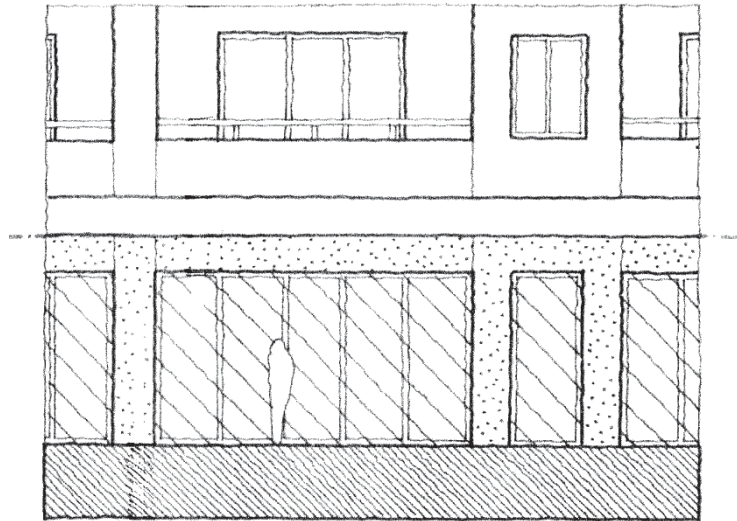


Diagram 3 – Example of 60% of the ground floor level façade being transparent.

- 3.8 Where they interface with the public domain, security shutters and gates are to be visually permeable. Solid security shutters and gates will not be supported. Roller doors of transparent design and construction will be acceptable provided they are at least 75% visually permeable.

4 *Weather Protection*

- 4.1 Where a building abuts a footpath, awnings for weather protection should be provided along its whole length.

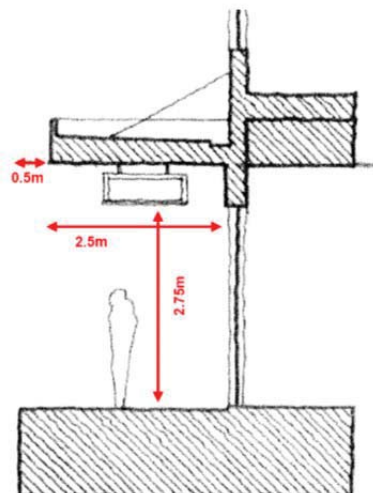


Diagram 4 – Minimum awning dimensions where signage is proposed.

- 4.2 Where possible, 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.

- 4.3 Awnings sited to enable a minimum clearance of 2.75m above ground level. Where under-awning signage is proposed, the height of the awning should take into account that the minimum clearance above ground level for any future signage will be 2.75m.
- 4.4 The awning is not to be sited within 0.5m of a kerb.
- 4.5 New awnings should be designed and sited to integrate with those of adjoining buildings and structures to provide continuous cover.

Active Uses

- 5.1 Retail, food and beverage and other commercial uses which promote interaction and deliver vitality within the streetscape, are encouraged to be located on the ground floor level.

Landscaping

- 6.1 Where landscaping plans are required these should be designed to satisfy the following requirements:
 - (a) Where applicable, landscaping should be concentrated within the street setback area to:
 - enhance and positively contribute to the streetscape; and
 - soften the appearance of the building; and
 - where relevant, provide a buffer between the development and adjoining residential properties.
 - (b) In addition to traditional at-grade planting, the City will consider landscaping above ground level in the form of:
 - Accessible and inaccessible 'green roofs';
 - Well designed and maintained 'green walls';
 - Permanent planters;
 - Window boxes.
 - (c) Where applicable, the upgrade and ongoing maintenance of landscaping within the street verge adjoining the development site may be acceptable.
 - (d) Shade trees are to be provided within at-grade car parking areas containing more than six bays. The shade trees are to be provided at a minimum rate of one tree per six bays. The shade trees are to be dispersed evenly throughout the car parking area to provide shade and relief of building bulk.
- 6.2 It is acknowledged that in some instances, such as strip shopping areas and the like, that the provision of on-site landscaping is not practical. In these instances, contributions to planting or other infrastructure within the verge to increase the amenity of the streetscape will be considered in lieu of the requirements prescribed by LPS6.



- 6.3 Where a development site contains mature trees and vegetation, developers are encouraged to consider their retention as part of any redevelopment proposal.
- 6.4 Detailed landscaping plans should incorporate the use of low maintenance, water wise plants, with a presumption in favour of the use of native West Australian species.
- 6.5 There is a presumption in favour of the retention of existing street trees. Approval will not be given for the removal of street trees unless material planning circumstances dictate the removal and where supplementary tree replanting in accordance with Council's Street Tree Policy is the only viable alternative.
- 6.7 Existing street trees located within the verge are to be protected during the construction of the development in accordance with Australian Standard AS4970: Protection of Trees.

Visual Privacy

- 7.1 Where located adjacent to existing residential properties, developments are to be designed to satisfy the following criteria:
 - (a) All openings to operational rooms where the finished floor level is raised 0.5m or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line, are to be:
 - setback, in direct line of sight within the cone of vision, from the boundary of the adjoining property, a minimum of 6m; or
 - provided with permanent vertical screening to a height of 1.6m.
 - (b) All unenclosed outdoor spaces (balconies, decks, verandahs and the like) where the finished floor level is raised 0.5m or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line are to be:
 - setback, in direct line of sight within the cone of vision, from the boundary of the adjoining property, a minimum of 7.5m; or
 - provided with permanent vertical screening to a height of 1.6m.
- 7.2 The non-residential portion of any mixed use development is to be designed to minimise overlooking of major openings and outdoor active habitable spaces of the multiple dwellings within the site.



Vehicle Access, Loading and Parking

- 8.1 Vehicle access should be provided from secondary streets or rights of way where available. Only one access point per street is encouraged.

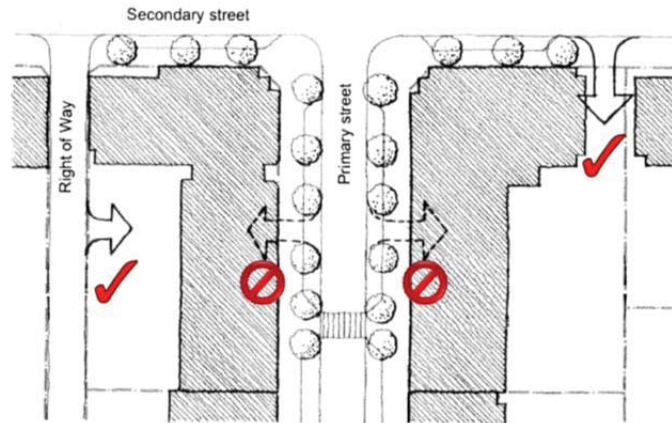


Diagram 5 – Preferred vehicle access from secondary streets or rights of way.

- 8.2 Vehicle access to developments on corner lots should be located the maximum possible distance away from the corner on the minor road or right of way.
- 8.3 All vehicles utilising on-site car parking bays should be able to enter and exit in a forward gear where practicable.
- 8.4 On-site parking should be located behind the building line or within the building where possible. Parking within the front setback area of a development will be discouraged.
- 8.5 Areas for the loading and unloading of vehicles should be provided on site where the non-residential portion of the development exceeds 500m² Gross Floor Area. The loading area/s are to be of a size and in a location appropriate to the nature of the development.
- 8.6 Where parking is provided within a basement or undercroft, a minimum headway clearance of 2.85m should be provided where a loading or accessible bay is provided within that level.
- 8.7 Structures (walls, fencing, services) and vegetation should not exceed 0.6m in height within 1.5m x 1.5m of where the vehicle access way meets the street boundary.
- 8.8 Prior to the initial occupation of a development, a Noise Management Plan may be required to detail how noise associated with deliveries is to be managed. Where necessary, limitations on delivery hours may be imposed.
- 8.9 The provision of bicycle parking facilities and end of trip facilities are encouraged for all developments.
- 8.10 Disabled parking provided in accordance with the National Construction Code 2012 (as amended).



Plant

- 9.1 All air conditioners and other similar servicing plant are to be appropriately located and screened from the street and neighbouring properties.
- 9.2 Where air conditioners are to be located on balconies, details of any proposed screening measures are to be provided. This could include measures such as bunting around the unit, or an obscure portion of balustrade.

Waste

- 10.1 All developments should be provided with a bin storage area of sufficient size to accommodate a minimum of one weeks waste and recycled material.
- 10.2 The bin storage area should be screened from view of the street and be located to ensure adverse visual amenity impacts are avoided.
- 10.3 Bin storage areas should be located in an easily accessible location for both occupants of the building and for rubbish collection. The design is to include provision for easy cleaning.
- 10.4 Details of the proposed collection point are to be submitted at the time of development approval.
- 10.5 A rubbish collection point should be nominated which is of sufficient size to contain the number of bins required to service the building, whilst not obstructing parking and pedestrian access, traffic flow and sightlines.
- 10.6 Prior to the initial occupation of a development, a Waste Management Strategy may be required to detail how waste and the noise associated with waste disposal will be minimised.

Site Works

- 11.1 Where developments are proposed across sloping sites, the principle of equal cut and fill across the site will apply.



References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 SPP 3.1: Residential Design Codes of WA Relevant structure plans, local developments plans or planning policies
Delegated Authority No:	DA-020: Planning and Related Matters
References	Diagrams drawn by M MacKay for City of Wanneroo Town Centre Policy

ORIGIN/AUTHORITY		Item No.
Ordinary Meeting of Council	18/06/2013	P13/3397
Reviews		
Ordinary Meeting of Council	16/09/2014	P14/3541
Ordinary Meeting of Council	20/09/2016	P16/3718