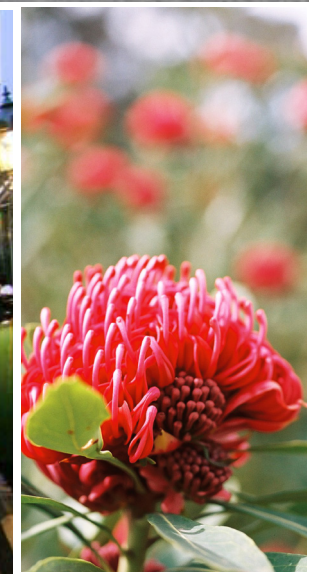




# RISELEY ACTIVITY CENTRE STRUCTURE PLAN

MARCH 2015





# Table of Modifications

Modification No.	Summary of Modification	Date Adopted by Council
1	Inclusion of No. 745 Canning Highway, Ardross within the Structure Plan Area.	5 March 2015
2	Text updates to Clauses 9.24.3, 10.5, 10.14, 10.24 and 10.35.	5 March 2015

# RISELEY ACTIVITY CENTRE STRUCTURE PLAN

MARCH 2015



# Record of Endorsement

CERTIFIED THAT THIS STRUCTURE PLAN WAS ADOPTED BY THE RESOLUTION OF THE COUNCIL OF THE CITY OF MELVILLE ON 17 JUNE 2014.

And

PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

.....

Mayor Russell Aubrey

CITY OF MELVILLE

.....

Chief Executive Officer - Dr Shayne Silcox

CITY OF MELVILLE

..... Date

This Structure Plan is prepared under the provisions of the City of Melville Community Planning Scheme No.5.

Note – The Western Australian Planning Commission is not required to formally endorse this Structure Plan in accordance with Table 6 of State Planning Policy 4.2 – Activity Centres for Perth and Peel

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[Appendix A: Economic, Retail and Employment Report](#)

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# Executive Summary

The Riseley Activity Centre Structure Plan has been prepared by the City of Melville (the City) to support the future revitalisation and growth of the Riseley Activity Centre as a District Centre in line with urban outcomes envisaged within the State Government’s high level spatial framework and strategic plan Directions 2031 and Beyond.

This structure plan responds to the growth challenges facing the City, including a steadily increasing population, an aging population, the need for a range of housing choices and the impacts this growth will have on the environment. This structure plan demonstrates the City’s regard for the need to proactively plan for the future and guide change that is in the best interest of it’s community.

The purpose of the Riseley Activity Centre Structure Plan is to set out a clear vision for the future development of the Riseley Activity Centre. By way of its implementation, it is intended for this document to act as a catalyst for both private sector and government revitalisation and development, benefitting its visitors, businesses and residents within and surrounding the centre by providing an improved level of amenity, activity and diversity of housing choice and employment.

The key objectives for the Riseley Activity Centre, which form the basis of this structure plan are to:

- Create an attractive and sustainable activity centre that is a vibrant, desirable and safe place to live, work and socialise;
- Facilitate viable, enduring and high quality development in the activity centre with an appropriate mix of land uses;
- Enhance the character, streetscapes and public spaces in the activity centre;
- Appropriately manage traffic, parking and accessibility issues;
- Promote a mix of housing choices;
- Encourage local employment and business opportunities; and
- Provide certainty to enable investment decisions to be made with reasonable confidence.

This structure plan recognises that urban revitalisation is an ongoing process that requires resourcing and investment from both government and private sources. The role of this structure plan is twofold. Firstly, it sets out acceptable development parameters within the centre. Secondly it is intended to act as a catalyst to the revitalisation of the Riseley Activity Centre, creating fresh opportunities for transformation and encouraging investment.

## Key Benefits and Features of the Structure Plan

### Movement

- Improve pedestrian safety and comfort within the street environment through:
  - Intersection upgrades (Riseley Street/Canning Highway and Riseley Street/Kearns Crescent) and improved pedestrian crossing opportunities at the intersection of Willcock Street, Coogee Road and Simpson Street;
  - Provision of on street car parking along eastern edge of Riseley Street to provide a buffer between traffic and assist in activating business frontages;
  - Reducing vehicular speeds along portions of Riseley Street to 40 kilometres per hour and Kearns Crescent to 30 kilometres per hour;
  - Providing parking in a format that maintains streetscape quality and accessibility; and
  - Improve footpath provision for improved accessibility.
- Improve the visual quality, comfort and safety of access and parking through the preparation of a detailed Parking Management Plan for the Riseley Centre that provides a holistic approach to the provision and management of parking within the centre to support its viability, functionality, safety, amenity and enjoyment.
- Encourage higher use of alternative transportation modes through the provision of greater bicycle storage and post trip cycling facilities and new taxi bays in the Centre.
- Provision of more on-street car parking on Simpson Street and Willcock Street to encourage slower movement of vehicles through ‘edge friction’.
- Cater for the individual parking needs of developments (employee and visitor parking) by encouraging future developments to provide stacked or basement parking.
- Encouraging all-day staff car parking in existing car bays on Mitchell Street to reduce pressure on prime car parking locations within the centre and provide greater access to customer parking.
- Redesign Kearns Crescent by realigning the carriage way, providing parking and pedestrian paths on both sides of the road and potentially introducing a slow moving surface to enhance traffic safety, pedestrian and cyclist accessibility and improve place making opportunities to the benefit of local business and current and future residents.
- Formalise laneways and progressively widen to improve permeability of the precinct and potentially create new business opportunities.

### Activity

Increase activity levels day and night throughout the centre by;

- Increased land use diversity, providing a range of retail, dining, entertainment, office, residential and community offerings to support an increased number of residents, workers and visitors, this will enhance the overall vibrancy of the centre.
- Provision of enhanced levels of convenience retail such as quality supermarkets, butchers, bakers and hairdressers to cater for the daily needs of residents and maximise competition with surrounding centres by differentiating the offer provided by providing unique consumer goods and services and a high amenity-shopping environment.
- Increases in population driven offices (eg: real estate agents, accountants, dentists and general practitioners) to enable more residents to work locally and cater for growth within the centre and City generally.
- Increases in the portion of entertainment activities such as full service gym, small bars, community and functions centres and sporting facilities, making it an premier entertainment destination.
- An additional 133 dwellings by 2021 and an additional 300 dwellings by 2031.

### Urban Form

- Encourage the development of following five distinct character precincts:
  - Precinct 1 Riseley Core: The Riseley Core is a pedestrian-scaled, vibrant, mixed use area with a boulevard character. Commercial, entertainment and retail uses are envisaged on the ground floor to service the local community and visitors. Residential dwellings and commercial uses are envisaged on upper levels of buildings.
  - Precinct 2 Canning Corridor: The Canning Corridor has a high exposure to passing traffic. Commercial, showroom and retail uses are envisaged on the ground floor, with offices and residential uses on the upper levels of buildings.
  - Precinct 3 The Crescent: The Crescent is the vibrant heart of the activity centre with a variety of fine-grained shops and entertainment activities on the ground floor. Residential dwellings and commercial uses are envisaged on upper levels of buildings. The Precinct provides the opportunity to live, work and play in an exciting, urban place.
  - Precinct 4 Transitional Frame: The Transitional Frame provides for the incremental expansion of the activity centre over time. The precinct is anticipated to change from a predominately residential area to also include compatible commercial uses. A key feature of the precinct is adaptability, where buildings can be used for different uses over time.

- Precinct 5 Residential Frame: The Residential Frame is intended to remain as a predominately residential area and provides for medium to high density residential development. Given its location next to a busy activity centre, the amenity of the precinct will be different to the amenity found in suburban residential areas.
- The distribution of building heights throughout the precinct to allow heights up to six storeys in areas of existing commercial and retail intensity, transitioning to lower heights adjacent to lower scale residential areas.
- Within areas of a commercial focus, the provision of active frontages at ground level that is conducive to facilitating high levels of interaction between the interior of the shop and the street.
- Within the Canning Highway Corridor where only semi-active edges are proposed, these shall consist of soft landscaped setback areas and large windows and building entrances overlooking and accessible from the street.
- Articulation of building form to create interesting facades and upper level setbacks that reduce the sense of closeness to the public realm and neighbouring properties.
- Public realm improvements to assist with improving the qualities of streets and public places, and provide comfort to pedestrians and confidence to businesses that the street is a valuable aspect for customer arrival and interaction.
- Provision of continuous awnings along all commercially oriented streets provide appropriate pedestrian shade and shelter.
- Improved thermal and environmental performance of buildings to reduce energy and water consumption of developments.
- Enhance the visual enhancement of the centre and it's level of usability through the provision of street furnishing, public art, lighting, paving, defined parking, cohesive street tree planting and landscaping.
- Enhance the character and enjoyment of the defined public spaces that are situated within the centre including the Riseley Heart (Kearns Crescent), Gateway Plaza, Main Street, Parking Court, Pedestrian Links and Leafy Street (Willcock and Simpson Streets).

## Resource Conservation

- Promote the use of alternative transport modes through:
  - Enhancing the Centre's role as a shopping, employment and residential node and therefore support public transport by strengthening the Centre's position and increasing ridership as a public transport origin and destination; and
  - Improving the pedestrian qualities within the centre, provisions for cycling as well as pedestrian connections within a 200 metres radius of the centre will encourage those within proximity to the centre to undertake fewer vehicle based trips.
- Promote sustainable construction and waste practices and the preparation of waste management plan for all future developments.
- Promote onsite stormwater management.

## Implementation

This structure plan provides the statutory planning framework for the Riseley Activity Centre. However the structure plan does not automatically change the underlying zoning of the centre. The City will therefore need to prepare, publicly advertise and seek approval from the Western Australian Planning Commission for any amendments to the current zonings of the area recommended by the structure plan. This will be done as a high priority following the approval of the structure plan.





Part One: Statutory Section

# 1. Structure Plan Area

This structure plan shall apply to the Riseley Activity Centre in Applecross and Ardross, being the land contained within the inner edge of the line denoting the structure plan boundary in Plan 1: Structure Plan Map.

# 2. Structure Plan Content

This structure plan comprises:

- 2.1 Part One - Statutory section. This section contains the structure plan map and statutory planning provisions and requirements.
- 2.2 Part Two – Non-statutory (explanatory) section. This section to be used as a reference guide to interpret and justify the implementation of Part One.
- 2.3 Appendices – Technical reports and supporting plans and maps.

# 3. Interpretations and Relationships with the Scheme

- 3.1 Unless otherwise specified in this part, the words and expressions used in this structure plan shall have the respective meanings given to them in the City of Melville Community Planning Scheme No.5 (the Scheme) including any amendments gazetted thereto.
- 3.2 The structure plan map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.
- 3.3 Pursuant to Part 4 of the Scheme: the provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme.
- 3.4 Provisions contained in Sections 3, 7, 8, 9 and 10 are intended to vary the Scheme. In the event of there being any variations or conflict between these provisions, standards or requirements and the provisions, standards or requirements of the Scheme, then the provisions, standards or requirements of this structure plan shall prevail. In respect to all other matters the Scheme prevails over a structure plan in the event of any inconsistency between them.

- 3.5 The following design elements of the Residential Design Codes do not apply within the structure plan area unless otherwise specified:
  - 3.5.1 Housing Density Requirements;
  - 3.5.2 Site Coverage;
  - 3.5.3 Plot Ratio;
  - 3.5.4 Open Space and Landscaping Requirements; and
  - 3.5.6 Building Height Requirements.
- 3.6 Any other provision, standard or requirement of Part One of the structure plan that is not otherwise contained in the Scheme, shall apply to the structure plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme.
- 3.7 Part Two of this structure plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.
- 3.8 Building heights are measured in storeys in this structure plan. A storey is defined as follows in this structure plan:

The space between the floor and ceiling of a building which constitutes a floor or level capable of use for human habitation, but does not include:

  - a) any floor of a building having 50% or more of its volume located below natural ground level; and
  - b) roof structures of a high quality design that reduce the visual impact of lift plant and other similar utility or services, not exceeding 3.0 metres in height; and
  - c) unenclosed roof structures of a high quality design that provide weather protection to areas used for private or communal open space, not exceeding 3.0 metres in height.

Note: For the purposes of this definition, a mezzanine is considered to constitute a storey.

# 4. Operation

This structure plan shall come into operation on the day it is endorsed by the Council of the City of Melville.

# 5. General Centre Objectives

The general objectives for the Riseley Activity Centre are to:


- 5.1 Create an attractive and sustainable activity centre that is a vibrant, desirable and safe place to live, work and socialise;
- 5.2 Facilitate viable, enduring and high quality development in the activity centre with an appropriate mix of land uses;
- 5.3 Enhance the character, streetscapes and public spaces in the activity centre;
- 5.4 Appropriately manage traffic, parking and accessibility issues;
- 5.5 Promote a range of housing choices for the local area;
- 5.6 Encourage local employment and business opportunities; and
- 5.7 Provide certainty to enable investment decisions to be made with reasonable confidence.

# 6. Structure Plan


- 6.1 The structure plan area is divided into five precincts as shown in Figure 1: Structure Plan Map:
  - 6.1.1 Precinct 1 - Riseley Core;
  - 6.1.2 Precinct 2 - Canning Corridor;
  - 6.1.3 Precinct 3 - The Crescent;
  - 6.1.4 Precinct 4 - Transitional Frame;
  - 6.1.5 Precinct 5 - Residential Frame.
- 6.2 New development in the structure plan area is required to satisfy the Minimum Development Requirements specified in Parts 9 and 10.


RISELEY CENTRE STRUCTURE PLAN MAP (PLAN 1)


**KEY**


 Structure Plan Boundary

**Maximum Building Heights**


 3 storey maximum


 4 storey maximum


 5 storey maximum


 6 storey maximum


**Precincts**

 Precinct 1: Riseley Core

 Precinct 2: Canning Corridor

 Precinct 3: The Crescent

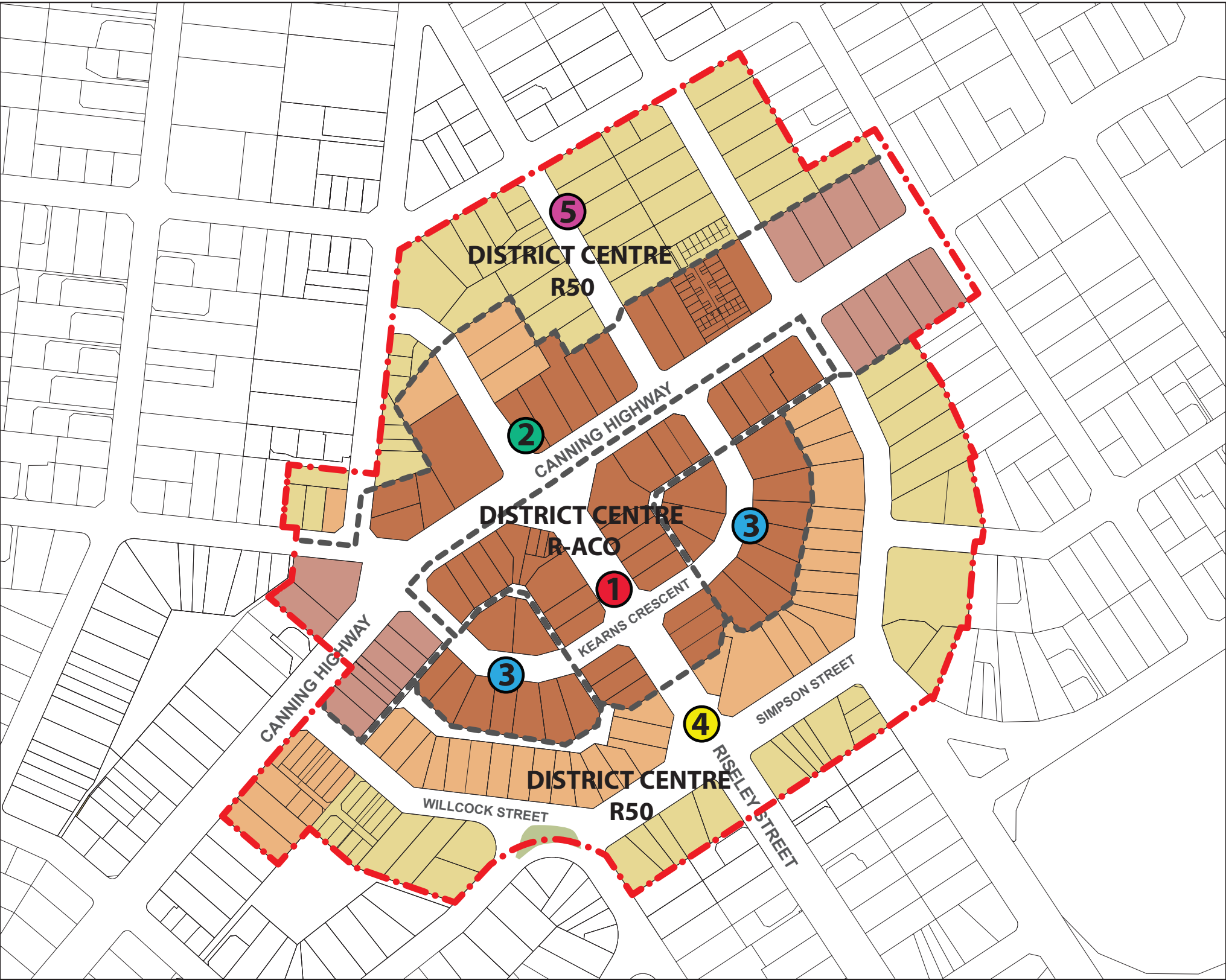
 Precinct 4: Transitional Frame

 Precinct 5: Residential Frame

**Zoning and Residential Coding**

Precincts 1, 2 & 3: District Centre R-ACO

Precincts 4 & 5: District Centre R50





# 7. Land Use Permissibility

7.1 Land use permissibility for the structure plan area and the precincts is to be in accordance with Table 1.

Table 1: Land Use Permissibility

USE CLASSES	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
	Riseley Core	Canning Corridor	The Crescent	Transitional Frame	Residential Frame
Aged or Dependent Persons Dwelling	P	P	P	P	P
Auction Premises	X	X	X	X	X
Bed and Breakfast	D	D	D	D	D
Betting Agency	D	D	D	X	X
Car Park	D	D	D	D	D
Child Care Premises	P	P	P	D	D
Cinema / Theatre	P	P	P	A	X
Civic Uses	P	P	P	P	D
Community Purposes	P	P	P	P	D
Consulting Rooms	P	P	P	P	D
Convenience Store	P	P	P	D	X
Educational Establishment	P	P	P	D	D
Exhibition Centre	P	P	P	D	D
Family Day Care	P	P	P	P	D
Fast Food Outlet	P	P	D	X	X
Funeral Parlour	X	A	A	A	A
Garden Centre	X	X	X	A	A
Grouped Dwelling	D	D	D	P	P
Health Centre	P	P	P	D	A
Home Business	D	D	D	D	D
Home Occupation	D	D	D	D	D
Home Office	P	P	P	P	P
Home Store	D	D	D	D	A
Hospital	A	A	A	A	A
Hotel	D	D	D	A	X
Industry - Cottage	X	X	X	D	D
Industry - General	X	X	X	X	X
Industry - Hazardous	X	X	X	X	X
Industry - Light	X	X	X	X	X
Industry - Noxious	X	X	X	X	X

\* Note – Precincts 1, 2 and 3 are intended to be the retail destinations for the centre. The responsible authority would only consider ‘Shops’ in Precinct 4 – Transitional Frame if it is satisfied that the proposal would meet with the objectives of this structure plan.

USE CLASSES	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
	Riseley Core	Canning Corridor	The Crescent	Transitional Frame	Residential Frame
Industry - Service	D	D	D	D	X
Market	P	P	P	X	X
Medical Centre	P	P	P	D	D
Motor Vehicle Repair	X	D	X	X	X
Motor Vehicle Wash	D	D	D	X	X
Motor Vehicle Wrecking	X	X	X	X	X
Motor Vehicle, Boat or Caravan Sales	X	X	X	X	X
Multiple Dwelling	P	P	P	P	P
Night Club	A	A	A	X	X
Office	P	P	P	P	D
Place of Public worship	D	D	D	D	A
Reception Centre	D	D	D	D	X
Recreation – Private	P	P	P	D	A
Residential Building	D	D	D	D	D
Restaurant / Cafe	P	P	P	D	A
Restricted Premises	X	X	X	X	X
Service Station	X	X	X	X	X
Shop	P	P	P	D*	X
Showroom	D	D	D	X	X
Single Bedroom Dwelling	P	P	P	P	P
Single House	D	D	D	P	P
Small Bar	D	D	D	X	X
Storage	D	D	D	X	X
Tavern	A	A	A	X	X
Telecommunications Infrastructure (TI)	D	D	D	A	X
Trade Display	X	X	X	X	X
Veterinary Centre	A	A	A	X	X
Warehouse	X	X	X	X	X
Other uses not listed above	D	D	D	D	D

7.2	The symbols used in the cross reference in Table 1 have the following meanings —
	<p>‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;</p> <p>‘D’ means that the use is not permitted unless the responsible authority has exercised its discretion by granting planning approval;</p> <p>‘A’ means that the use is not permitted unless the responsible authority has exercised its discretion by granting planning approval after giving special notice in accordance with the Scheme;</p> <p>‘X’ means a use that is not permitted by the Scheme.</p>
7.3	A change in land use is permitted without a requirement for planning approval, where:
7.3.1	the change is from a P use to another P use, where the use complies with the relevant objectives and development standards applicable under the Scheme and structure plan;
7.3.2	the change is from a previously approved D or A use to a P use where the use complies with the relevant objectives and development standards applicable under the Scheme and structure plan; or
7.3.3	the change is to an incidental use that does not change the predominant use of the land, and complies with all of the relevant objectives and development standards applicable under the Scheme and structure plan.
7.3.4	There is no requirement for additional car parking to be provided if a change from a commercial or retail land use to another commercial or retail land use is proposed in Precincts 1, 2, 3 and 4 and no additional Net Lettable Area (NLA) floorspace is proposed.
7.3.5	Notwithstanding planning approval may be required for any building or other development work that is proposed, pursuant to clause 7.1 of the Scheme.
7.3.6	The proponent is required to advise the City of a change of use that is permitted without a requirement for planning approval, in accordance with clause 7.3 above, for information purposes.

# 8. Retail Land Uses and Floorspace

- 8.1 The retail floorspace limit specified in the Riseley Centre Precinct (DC2) in Part 4 of the Scheme shall not apply.
- 8.2 Retail development and floorspace for the centre shall be in accordance with the City’s Local Commercial and Activity Centres Strategy (or Local Commercial Strategy as appropriate), unless otherwise determined by the responsible authority.

# 9. Minimum Development Standards for Structure Plan Area

- 9.1 This structure plan has minimum (or mandatory) development standards that apply across the entire structure plan area unless otherwise noted (Part 9). In addition, there are also development standards contained in Part 10 to guide future development in each precinct.

## Urban Form

- 9.2 Building heights shall be in accordance with the Structure Plan Map (Plan 1) and Part 10 unless otherwise varied by the responsible authority.
- 9.3 Residential housing density is as follows:
  - 9.3.1 Precincts 1, 2 and 3 - no maximum residential density
  - 9.3.2 Precincts 4 and 5 - R50 density in accordance with the Residential Design Codes
- 9.4 Land in Precincts 1, 2 and 3 shall only be subdivided or strata titled following the completion of development built in accordance with the objectives and standards of this structure plan. The responsible authority may only recommend approval in exception to the above where the responsible authority is of the opinion that subdivision of the land would not prejudice the objectives and standards of this structure plan.

Note – The City would like to see coordinated development occur in Precincts 1, 2 and 3. The further subdivision of land would make it difficult to build larger, coordinated developments and achieve the objectives of this structure plan.
- 9.5 There are no site cover, plot ratio or open space requirements for development within the structure plan area unless otherwise specified.

## Facades and Frontages

- 9.6 Development is to be of a high quality and all facades and frontages shall be designed and finished with high quality materials and finishes.
- 9.7 Building facades (including car park structures above ground level) shall be articulated, coloured and detailed to contribute positively to the appearance of local streetscapes and adjoining properties.
- 9.8 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.
- 9.9 Feature elements are strongly encouraged on building facades, including (but not limited to) variations to colours and building materials, coloured or textured banding, banding, recesses, ornamental details, gables, verandahs, balconies, pillars, awnings, canopies and bay windows.
- 9.10 Extensive blank walls, facades and featureless glazing facing streets or public spaces are not permitted.
- 9.11 Non-residential ground floor frontages facing public streets and/or public spaces are to generally be connected to provide a continuous urban edge. Continuous awnings shall also be provided to provide shade and weather protection for pedestrians.
- 9.12 Service areas and car parking (except on-street) are to be predominately screened from public view.
- 9.13 All development is to be designed to incorporate Crime Prevention Through Environmental Design principles and be generally in accordance with the Crime Prevention Through Environmental Design of Buildings Local Planning Policy.
- 9.14 Development is to be constructed in such a manner as to ameliorate noise and vibration from the urban environment. The City may require an acoustic assessment report detailing the likely noise effects of the development on its surroundings and/or external noise impacts on future residential dwellings.

## Signage

- 9.15 Signage shall utilise high quality materials and be unobtrusive, elegant and complement building designs in accordance with relevant policies.

## Residential Development in All Precincts

- 9.16 A private terrace, balcony or courtyard that is connected to an internal living space such as a lounge room or dining room is to be provided at a minimum of 15 square metres per dwelling.
- 9.17 The minimum dimension (width or length) for a terrace, balcony or courtyard is 3 metres.

### Residential Development in Precincts 1, 2 and 3

- 9.18 The following elements apply in Precincts 1, 2 and 3 and are assessed in accordance with the Residential Design Codes:
- 9.18.1 Street surveillance
  - 9.18.2 Parking
  - 9.18.3 Design of car parking spaces
  - 9.18.4 Vehicular access
  - 9.18.5 Stormwater management
  - 9.18.6 Dwelling size (housing diversity)
- 9.19 Visual privacy for other lots within Precincts 1, 2 and 3 in accordance with the R-100 provisions contained in the Residential Design Codes.
- 9.20 Visual privacy to lots outside Precincts 1, 2 and 3 in accordance with the Residential Design Codes.
- 9.21 The design of buildings within Precincts 1, 2 and 3 should minimise overshadowing in the middle of the day on public spaces and residential dwellings also located within Precincts 1, 2 and 3.
- 9.22 The design of buildings within Precincts 1, 2 and 3 that overshadow lots outside Precincts 1, 2 and 3 are to be assessed in accordance with the Residential Design Codes.
- 9.23 All other elements of the Residential Design Codes that are not stated above do not apply in Precincts 1, 2 and 3.

### Residential Development in Precincts 4 and 5

- 9.24 Residential development in Precincts 4 and 5 is assessed in accordance with the Residential Design Codes, the Scheme and local planning policies, with the exception of:
- 9.24.1 Site Coverage (there is no maximum site coverage)
  - 9.24.2 Plot Ratio (there is no maximum plot ratio. Built form is controlled through building heights and setbacks)
  - 9.24.3 Open Space and Landscaping Requirements (controlled by clause 9.25 below)

### Landscaping

- 9.25 Landscaping is to accord with an overall landscaping plan for the site, which has been approved by the responsible authority.
- Note: Landscaped roof and/or wall areas may be considered as landscaping provided that it is of a high quality and easily accessible (roof) and/or visible (walls).

### Resource Conservation

- 9.26 Unless otherwise approved through the preparation and approval of a Local Water or Site Management Plan, all stormwater is to be contained onsite.
- 9.27 Developments are to include appropriate energy and conservation measures.
- 9.28 Solar passive design principles should be considered in the detailed design of buildings.
- 9.29 Building design should encourage water efficiency, wherever possible.
- 9.30 Unless otherwise agreed, developments should be in accordance with the Energy Efficiency in Building Design Local Planning Policy.

### Car Parking

- 9.31 On-site car parking is to be in accordance with an approved Parking Management Plan or local planning policy for the centre or otherwise in accordance with the Scheme and Residential Design Codes.
- 9.32 Basement car parking is strongly encouraged.

### Vehicular Access

- 9.33 Large Development Applications shall be accompanied by a suitable Transport Plan that addresses: vehicle access to/from and around the site, promotion of public transport, walking and cycling access and freight deliveries/servicing.
- 9.34 Vehicular access to new developments abutting Canning Highway is encouraged from the rear. Access via Canning Highway will not generally be approved unless appropriate justification can be provided to the satisfaction of the City.
- 9.35 Vehicle parking areas should be provided to allow for coordinated access to/from other adjoining lots and encourage safe pedestrian movement around the centre.
- 9.36 Where a lot abuts a right of way (laneway), vehicle access to the property is to be from the right of way and not the street frontage (where practical).
- 9.37 Where the property abuts a secondary street but not a right of way (laneway), vehicle access to the property is to be from the secondary street and not the primary street frontage (where practical).

### Road and Right of Way (Laneway) Widenings

- 9.38 Land reserved under the Metropolitan Region Scheme for the purpose of road widening (principally along Canning Highway) shall be ceded to the Crown at the point of subdivision or development.
- 9.39 Lots adjacent to a right of way (laneway) shall cede free of cost any proportionate share of land required to widen the right of way to 6.0 metres at the point of subdivision or development.

Note: It is a WAPC requirement for all rights of way to achieve a minimum width of 6.0m. The widened portion of the right of way or street is to be granted free of cost to the Crown or the City of Melville (depending on current ownership) and shown on the final deposited plan submitted for subdivision clearance.

Example: A right of way has an existing width of 4.0 metres with lots on either side. A requirement to cede 1.0 metre of each adjoining lot would be triggered if/when the adjoining lots are proposed to be developed or subdivided. The City would not require land to be ceded if the adjoining lots are not proposed to be developed or subdivided or if only minor development is proposed consistent with the use of the land for a single residential dwelling (e.g. – dwelling extension, garage or shed proposal).

### Waste Management

- 9.40 Large Development Applications shall be accompanied by a suitable Waste Management Plan to address how waste and recycling will be managed on the site.



# 10. Development Standards for Precincts

In addition to the minimum development standards for the structure plan area in Part 9, the following requirements also apply to the relevant precinct.

## Precinct 1 – Riseley Core Character Statement

- 10.1
- The Riseley Core is a pedestrian-scaled, vibrant, mixed use area with a boulevard character. Commercial, entertainment and retail uses are envisaged on the ground floor to service the local community and visitors. Residential dwellings and commercial uses are envisaged on upper levels of buildings.
- 10.2
- The objectives for Precinct 1 are to:
- 10.2.1
- Transition to a more pedestrian-friendly environment that encourages walking, cycling and public transport use
- 10.2.2
- Improve streetscapes and public spaces
- 10.2.3
- Provide active street frontages along Riseley Street
- 10.2.4
- Encourage active street frontages along Canning Highway
- 10.2.5
- Encourage residential dwellings as a vital component of the Precinct, whilst protecting ground floor active uses from being displaced by residential land uses.

## Precinct 1 – Riseley Core Development Standards

- 10.3
- The following building heights apply in Precinct 1:
- 10.3.1
- Buildings heights are to be generally in accordance with the Structure Plan Map (Plan 1), unless otherwise approved by the responsible authority.
- 10.3.2
- A minimum building height of 2 storeys applies across Precinct 1, unless otherwise approved by the responsible authority.
- 10.3.3
- Floor to floor heights for ground floor commercial tenancies shall be a minimum of 4.0 metres. This may be varied by the responsible authority where required to meet site specific circumstances.
- 10.3.4
- Any level above 3 storeys facing a gazetted public street shall be set back a minimum of 3 metres from the building line of the 3rd storey. The responsible authority may vary this requirement if the design facilitates an intimate and human-scaled place.

- 10.4
- Nil setbacks to public streets are required for the first 2 storeys unless site specific circumstances require alternative approaches to the satisfaction of the responsible authority.
- 10.5
- Nil setbacks to adjoining properties are permitted to a maximum height of five storeys. Any level above five storeys is required to be setback at least 1.5 metres unless otherwise approved by the responsible authority.
- 10.6
- Facades facing public streets are to be articulated, coloured and detailed to present as individual, distinctive frontages similar to the traditional ‘main-street’ style to the satisfaction of the responsible authority.
- 10.7
- Buildings on corners shall address both street frontages and shall provide a strong architectural element designed to create a local landmark
- 10.8
- Active street frontages are required facing Riseley Street and Kearns Crescent and are encouraged facing Canning Highway.
- 10.9
- Residential land uses are not permitted on the ground floor fronting Canning Highway, Riseley Street or Kearns Crescent.

## Precinct 2 – Canning Corridor Character Statement

- 10.10
- The Canning Corridor has a high exposure to passing traffic. Commercial, showroom and retail uses are envisaged on the ground floor, with offices and residential uses on the upper levels of buildings.
- 10.11
- The objectives for Precinct 2 are to:
- 10.11.1
- Encourage larger scaled development with a high quality mix of commercial and residential land uses
- 10.11.2
- Establish a sense of arrival to the activity centre through the development of landmark buildings and architectural features
- 10.11.3
- Improve streetscapes and public spaces
- 10.11.4
- Encourage active street frontages along Canning Highway if possible
- 10.11.5
- Encourage residential dwellings as a vital component of the Precinct, whilst protecting ground floor active uses from being displaced by residential land uses.

## Precinct 2 – Canning Corridor Development Standards

- 10.12
- The following building heights apply in Precinct 2:
- 10.12.1
- Buildings heights are to be generally in accordance with the Structure Plan Map (Plan 1), unless otherwise approved by the responsible authority.
- 10.12.2
- A minimum building height of 2 storeys applies across Precinct 2, unless otherwise approved by the responsible authority.

- 10.12.3
- Floor to floor heights for ground floor commercial tenancies shall be a minimum of 4.0 metres. This may be varied by the responsible authority where required to meet site specific circumstances.
- 10.13
- Nil setbacks to public streets are required for the first 2 storeys unless site specific circumstances require alternative approaches to the satisfaction of the responsible authority.
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- Note: Some lots may also be affected by the Metropolitan Region Scheme road reservation. In this case, the nil setback will be from the Primary or Other Regional Road Reservation line(s).
- 10.14
- Nil setbacks to adjoining properties in Precinct 2 are permitted to a maximum height of five storeys. Any level above five storeys is required to be setback at least 1.5 metres unless otherwise approved by the responsible authority.
- 10.15
- Setbacks to adjoining properties outside Precinct 2 are as follows:
- 10.15.1
- Development up to 3 storeys in height
- (a)
- Residential development setback in accordance with the R50 provisions of the Residential Design Codes with a minimum setback of at least 3 metres
- (b)
- Non-residential development setback a minimum of 4 metres
- 10.15.2
- Development over 3 storeys in height is to have a minimum setback of at least 8 metres
- 10.15.3
- Notwithstanding the above, development over 2 storeys in height on No. 797-805 Canning Highway (lots between Simpson and Tain Streets) is to have a minimum setback of at least 8 metres from adjoining properties outside Precinct 2.
- 10.16
- Setbacks to Tain Street are as follows:
- 10.16.1
- Development up to 3 storeys in height may have a nil street setback
- 10.16.2
- Any level above 3 storeys facing Tain Street shall be set back a minimum of 5 metres from the building line of the 3rd storey
- 10.17
- Facades facing Canning Highway are to be articulated, coloured and detailed to present as individual, distinctive frontages similar to the traditional ‘main-street’ style to the satisfaction of the responsible authority.
- 10.18
- Buildings on corners shall address both street frontages and shall provide a strong architectural element designed to create a local landmark
- 10.19
- Residential land uses are not permitted on the ground floor fronting Canning Highway.

# Precinct 3 – The Crescent Character Statement

- 10.20 The Crescent is the vibrant heart of the activity centre with a variety of fine-grained shops and entertainment activities on the ground floor. Residential dwellings and commercial uses are envisaged on upper levels of buildings. The Precinct provides the opportunity to live, work and play in an exciting, urban place.
- 10.21 The objectives for Precinct 3 are to:
- 10.21.1 Provide pedestrian-friendly environment that encourages walking, cycling and public transport use
  - 10.21.2 Encourage high quality mixed use development
  - 10.21.3 Improve streetscapes and public spaces
  - 10.21.4 Provide active street frontages along Kearns Crescent
  - 10.21.5 Encourage residential dwellings as a vital component of the Precinct, whilst protecting ground floor active uses from being displaced by residential land uses.

# Precinct 3 – The Crescent Development Standards

- 10.22 The following building heights apply in Precinct 3:
- 10.22.1 Buildings heights are to be generally in accordance with the Structure Plan Map (Plan 1), unless otherwise approved by the responsible authority.
  - 10.22.2 A minimum building height of 2 storeys applies across Precinct 1, unless otherwise approved by the responsible authority.
  - 10.22.3 Floor to floor heights for ground floor commercial tenancies shall be a minimum of 4.0 metres. This may be varied by the responsible authority where required to meet site specific circumstances.
  - 10.22.4 Any level above 3 storeys facing Kearns Crescent shall be set back a minimum of 3 metres from the building line of the 3rd storey. The responsible authority may vary this requirement if the design facilitates an intimate and human-scaled place.
- 10.23 Nil setbacks to Kearns Crescent are required for the first 2 storeys unless:
- 10.23.1 High quality public spaces and/or al fresco areas are provided; or
  - 10.23.2 Site specific circumstances require alternative approaches to the satisfaction of the responsible authority.
- 10.24 Nil setback to adjoining properties in Precincts 1, 2 and 3 are permitted to a maximum height of five storeys. Any level above five storeys is required to be setback at least 1.5 metres unless otherwise approved by the responsible authority.
- 10.25 Setbacks to adjoining properties in Precinct 4 are as follows:

- 10.25.1 Development up to 2 storeys in height:
    - (a) Residential development setback in accordance with the R50 provisions of the Residential Design Codes with a minimum setback of at least 3 metres
    - (b) Non-residential development setback a minimum of 4 metres
  - 10.25.2 Development over 2 storeys in height is to have a minimum setback of at least 6 metres
- 10.26 Facades facing public streets are to be articulated, coloured and detailed to present as individual, distinctive frontages similar to the traditional ‘main-street’ style to the satisfaction of the responsible authority.
- 10.27 Buildings on corners (including right of way (laneway) corners) shall address both street frontages and shall provide a strong architectural element designed to create a local landmark
- 10.28 Active street frontages are required facing Kearns Crescent
- 10.29 Residential land uses are not permitted on the ground floor fronting Kearns Crescent

# Precinct 4 – Transitional Frame Character Statement

- 10.30 The Transitional Frame provides for the incremental expansion of the activity centre over time. The precinct is anticipated to change from a predominately residential area to also include compatible commercial uses. A key feature of the precinct is adaptability, where buildings can be used for different uses over time.
- 10.31 The objectives for Precinct 4 are to:
- 10.31.1 Provide for the incremental expansion of the activity centre over time.
  - 10.31.2 Encourage innovative and adaptable buildings
  - 10.31.3 Improve streetscapes and public spaces
  - 10.31.4 Increase the residential population of the activity centre.

# Precinct 4 – Transitional Frame Development Standards

- 10.32 Buildings heights are to be generally in accordance with the Structure Plan Map (Plan 1), unless otherwise approved by the responsible authority.
- 10.33 Nil setbacks are permitted to Willcock Street or Simpson Street for up to 3 storeys.
- 10.34 Any level above 3 storeys facing a gazetted street shall be set back a minimum of 5 metres from the building line of the 3rd storey.
- 10.35 Nil setbacks to adjoining properties in Precincts 1, 3 or 4 are permitted to a maximum height of 2 storeys. Any level above two storeys is to be setback in accordance with the Residential Design Codes.

- 10.36 Setbacks to adjoining properties outside the structure plan area are as follows:
- 10.36.1 Development up to 2 storeys in height:
    - (a) Residential development setback in accordance with the R50 provisions of the Residential Design Codes with a minimum setback of at least 3 metres
    - (b) Non-residential development setback a minimum of 4 metres
  - 10.36.2 Development over 2 storeys in height is to have a minimum setback of at least 8 metres

# Precinct 5 – Residential Frame Character Statement

- 10.37 The Residential Frame is intended to remain as a predominately residential area and provides for medium to high density residential development. Given its location next to a busy activity centre, the amenity of the precinct will be different to the amenity found in suburban residential areas.
- 10.38 The objectives for Precinct 5 are to:
- 10.38.1 Encourage high quality residential development
  - 10.38.2 Improve streetscapes and public spaces
  - 10.38.3 Increase the residential population of the activity centre
  - 10.38.4 Allow smaller-scale compatible commercial uses where appropriate

# Precinct 5 – Residential Frame Development Standards

- 10.39 Buildings heights are to be generally in accordance with the Structure Plan Map (Figure 1), unless otherwise approved by the responsible authority.
- 10.40 Nil setbacks to adjoining properties in Precincts 2 or 5 are permitted to a maximum height of 2 storeys.
- 10.41 Rear setbacks to adjoining properties outside the structure plan area are as follows:
- 10.41.1 Development up to 2 storeys in height:
    - (a) Residential development setback in accordance with the R50 provisions of the Residential Design Codes with a minimum setback of at least 3 metres
    - (b) Non-residential development setback a minimum of 4 metres
  - 10.41.2 Development over 2 storeys in height is to have a minimum setback of at least 8 metres