

## **LOCAL PANNING POLICY NO. 7 – COMMERCIAL AND MIXED-USE DEVELOPMENT**

### **Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 7 – Commercial and Mixed-Use Development.

### **Policy Statement**

The Town of Bassendean supports the development of high quality, vibrant commercial and mixed use centres that provide economic, environmental and social benefits to the community through the provision of employment, retail and housing opportunities.

The Town recognises the need to balance the provision of functional and attractive developments with the amenity of existing residential areas, and to ensure any new development responds to the changing needs of the community and economy over time.

### **Policy Objectives**

- (a) To ensure a high standard of commercial and mixed use development, in terms of appearance, landscaping, environmental sustainability, functionality, provision of parking, and access for both pedestrians and vehicles.
- (b) To encourage vibrant and attractive commercial and mixed use developments that are well designed, with functional and efficient buildings and site layouts.
- (c) Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate commercial and mixed use centres.
- (d) Facilitate appropriate development for employment opportunities and to support local and economic growth.
- (e) To provide a framework for the assessment of applications for commercial and mixed use development.

### **Application**

This Policy applies to all subdivision and development on land zoned 'Mixed Use' and 'Local Centre' under the operative Local Planning Scheme. It does not apply to subdivision and development on land within the Bassendean Town Centre area, which is otherwise guided by Local Planning Policy No. 1.

## Definitions

Façade:	<i>means the principal front of a building that faces onto a street or open space.</i>
Multiple Dwelling	<i>has the same meaning as State Planning Policy 7.3 – Residential Design Codes.</i>
Primary Street:	<i>means, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) of the building.</i>
Public Realm:	<i>means the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.</i>

## Policy Requirements

### 1. Residential Development

Planning and design standards for multiple dwellings within mixed use developments shall be in accordance with *State Planning Policy 7.3 – Residential Design Codes – Volume 2 – Apartments*.

### 2. Built Form and Location

- (a) The facades of all buildings facing the public realm shall be articulated and use a variety of materials to avoid a rigid, uniform appearance.
- (b) The ground floor level facades of all buildings facing the public realm shall be constructed of brick, glass, stone, masonry or concrete, unless otherwise approved by the Town.
- (c) Concrete walls that are visible from an adjoining property or public realm must be painted and provided with an articulated or detailed finish.
- (d) Building entrances must be clearly defined and easily identifiable from the street and public realm.
- (e) Buildings must provide a continuous pedestrian shelter/awnings along all commercial frontages to a minimum height of 3 metres and a minimum depth of 1.5 metres.
- (f) A minimum ground floor to first floor height of 3.2 metres with a minimum 3.0 metres ceiling height is to be provided.
- (g) 'Zincalume' or similar finished metal roof sheeting will not be permitted where a roof surface may be visible from the street or other public places.
- (h) Reflective glass and glass curtain walling of buildings will not be permitted.
- (i) The development of small scale renewable energy systems is encouraged. Where the use of a solar energy system is proposed, it must be integrated into the overall design of the building and located on rooftops so as not to detract from the building itself or impose on the existing streetscape.

- (j) Rainwater tanks or other alternative water sources including recycled water systems are encouraged. Where the use of rainwater tanks or other alternative water sources are proposed, they must be integrated into the overall design of the building or coloured to match the building so as not to detract from the building itself or impose on the existing streetscape.
- (k) Automatic Teller Machines and self-service vending machines must be unobtrusive and sympathetically integrated into shop-fronts and are not to obstruct pedestrian access.
- (l) All building setbacks shall be determined regard to existing setbacks in the locality, the impacts of the development on the streetscape, and the provision of required parking and landscaping areas.

### **3. Facades**

- (a) At the ground level, buildings should address the primary street with a primary business entrance and a commercial façade that is transparent over at least 50% of the area of the façade.
- (b) Where window security devices are provided, they must be installed on the inside of a window and be at least 75% visually permeable.
- (c) Entries and window frontages of ground floor tenancies that face the public realm must not be covered, closed or screened off (including by means of dark tinting, shutters, signage, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development.

### **4. Access, Car Parking and End-of-Trip Facilities**

- (a) On-site car parking and end-of-trip facilities are to be provided in accordance with the requirements of the relevant Local Planning Policy and Australian Standards.
- (b) Where legally available and practical, service vehicle access shall be provided from laneways or rights of way.
- (c) Manoeuvring areas shall be exclusive of car parking bays and the interior of the building.
- (d) The development is to incorporate clear pedestrian paths that are separate to areas for vehicle access and car parking.
- (e) The incorporation of electric vehicle charging points or the capacity for electric vehicle charging points in the public realm will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.

### **5. Landscaping**

Unless a nil setback to the building is provided, provision shall be made for a minimum area of landscaping as follows:

- (a) A minimum width of 3 metres abutting the primary street and 2 metres abutting the secondary street;

- (b) A minimum width of 1.5 metres to side boundaries, provided from the front boundary to the building line.
- (c) Landscaped areas and the street verge are to be landscaped (including shade trees in car parking areas provided at a ratio of 1 per 4 car parking bays), irrigated and thereafter maintained to the satisfaction of the Town.

## **6. Servicing**

- (a) Where areas for the storage of refuse are required, this area shall be:
  - a. Accessible to service vehicles;
  - b. Screened from view from any public street and enclosed by a wall of masonry or other approved building material being of not less than 1.8 metres in height;
  - c. Provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and the bin storage area to be washed out; and
- (b) Exhaust facilities must be designed in accordance with *Australian Standard AS 1668.2—2002 - The Use of Ventilation and Air Conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Containment Control* (excluding requirements for the health aspects of tobacco smoke exposure) and be fitted with filtration and odour suppression devices.
- (c) All service areas and service related hardware (including antennae, satellite dishes and air-conditioning units), must be designed to be located away from public view and/or screened.

## **7. Signage**

- (a) Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the facade, fascia or awning.
- (b) Signs may be internally or indirectly illuminated, move, flash, rotate or reflect so long as they are not a distraction to drivers or cause a nuisance.

## **8. Fencing and Screening**

- (a) Other than fencing on lot boundaries or for residential development, fencing is generally not permitted.
- (b) Where fencing is supported by the Town:
  - a. Any fence located between the street alignment and buildings facing public streets must be visually permeable above 0.75 metres from natural ground level, and must have a maximum height of 2.0 metres from natural ground level.
  - b. On any land which adjoins land zoned for residential purposes, the development shall be screened from the abutting residential land by a masonry or similarly constructed wall or fence not less than 2 metres in height and by trees and shrubs to the satisfaction of the Town.

## **9. Lighting**

- (a) All lighting is to be installed in accordance with Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting, and confined to the land at all times.
- (b) Areas under publicly accessible awnings and rear lanes shall be provided with safe and secure lighting.
- (c) Lighting for internal access ways, parks and any other public realm spaces provided as part of a development shall be energy efficient LED lighting.

**10. Environmentally Sustainable Design**

- (a) The incorporation of environmentally sustainable design elements is strongly encouraged and will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.
- (b) Proposals for solar panels are exempt from requiring development approval.

**11. Subdivision**

Other than for built strata applications, subdivision will only be supported where an approved development demonstrates the future layout of the site, including building configurations, setbacks, pedestrian and vehicular access, car parking layouts and any required rights of way or access easements required.

<b>Document responsibilities:</b>			
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