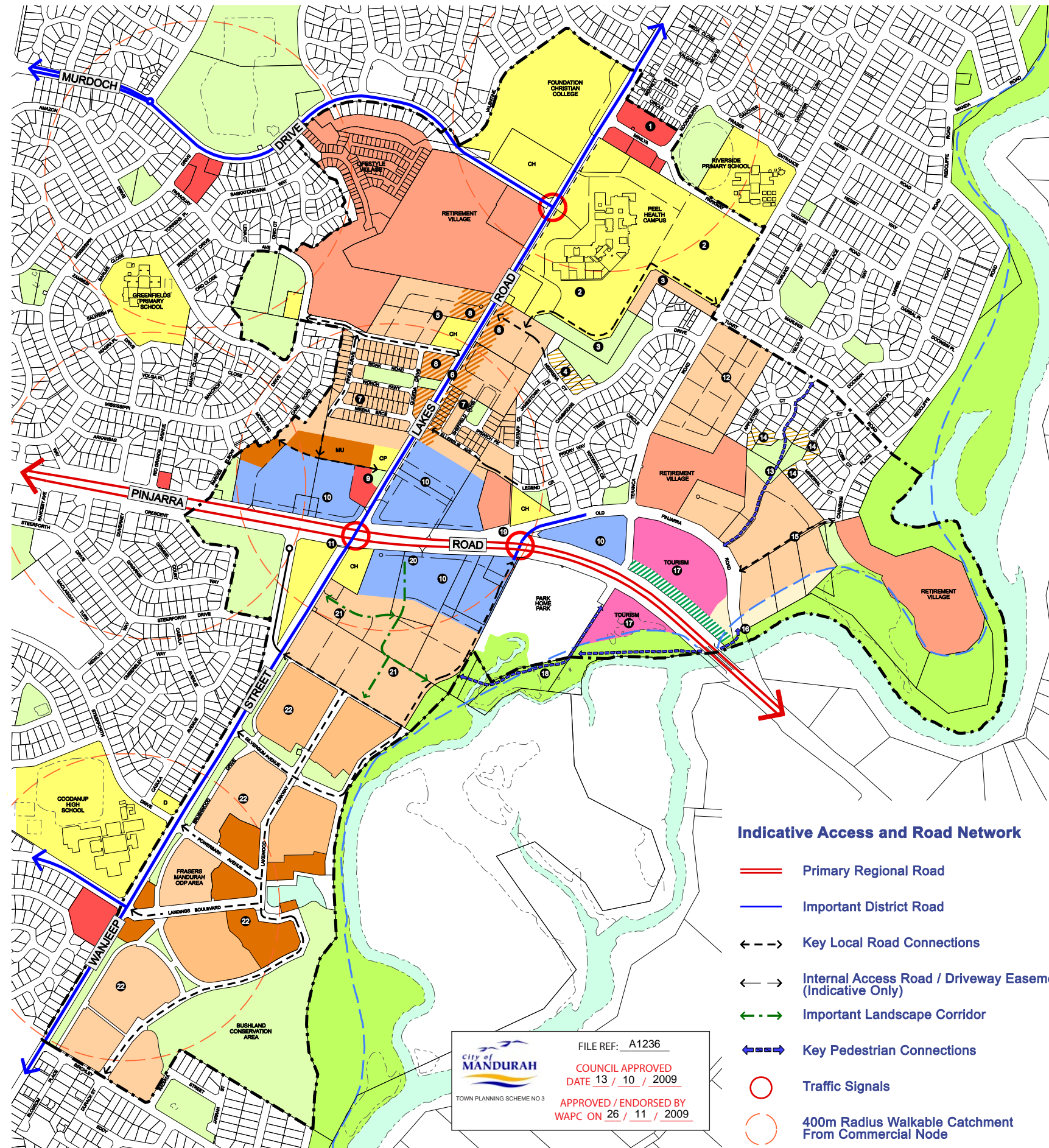


Structure Plan Notes

- 1 Neighbourhood Centre development (Maximum retail floorspace of 2500m²) with buildings addressing street corners, with Minilya Parkway forming a 'main-street' which includes on-street parking.
- 2 Future development of vacant Peel Health Campus land as per approved Structure Plan, with improved and upgraded access, including access from Murdoch drive to form a four-way signalised intersection.
- 3 Possible residential development (including possible extension of existing public open space) around edge of Peel Health Campus to improve interface and provide improved and safer vehicular and pedestrian access to health facilities.
- 4 Long-term medium-density residential redevelopment to provide dwellings overlooking Cambridge Reserve.
- 5 Possible group dwelling development, with potential density bonus, dependant on form of development. No development to back onto Lakes Road.
- 6 Lakes Road widened by 5m on eastern side to provide for cycle lanes and safe turning movements. Frontage to Lakes Road provided through service/parallel roads. No development to back onto Lakes Road.
- 7 Predominantly R30 and R40 development within 400m radius catchment of new Local Centre.
- 8 Lots adjacent to Lakes Road having the opportunity to provide for non-residential land uses, integrated into residential area through building design and site layout.
- 9 Local Centre node incorporating retail (1500m² maximum), community purpose facility, small public space, and on-street parking and rear parking areas. Community Purpose facility subject to further review by City of Mandurah.
- 10 Mixed-Business/Employment Node:
 - Buildings to address key intersections and streets;
 - Service roads to be provided adjacent to Pinjarra Road;
 - Create good interface with residential by changing the land use at rear boundary;
 - Buildings and car parking to be designed around important trees to retain landscape quality of location
 - Design guidelines prepared.
- 11 Pinjarra Road/Lakes Road four-way signalised intersection.
- 12 Possible layout providing for shared area of public open space for Lots 500, 501 and 21.
- 13 Provide direct, legible pedestrian connection between Tuart Road and Old Pinjarra Road.
- 14 Long-term medium-density residential development to provide dwellings overlooking open space. Redevelopment of irregular-shaped lots best achieved in pairs if possible. Rezoning and design guidelines required.
- 15 New street link between Old Pinjarra Road and Carnegie Place. Potential to amend Rural Zoning in Peel Region Scheme (subject to confirmation of floodway) to enable R20 lots along southern edge of new road.
- 16 Utilise cash-in-lieu for public open space from adjacent development to upgrade and enhance public foreshore area.
- 17 High quality tourist development at Serpentine River gateway, providing for a landscaped entrance to Mandurah from the east. Potential to include corner store and community purpose facility.
- 18 Provide safe, legible pedestrian connections to foreshore and facilities.
- 19 New access road to the south creating a four-way signalised intersection with Pinjarra Road and Old Pinjarra Road, providing access to mixed business/employment node. Developer Contributions Plan required.
- 20 Shared access through car parking areas for lots fronting Pinjarra Road.
- 21 Residential development designed around significant trees, with key landscape corridors providing a linkage between Wanjeep Street and Serpentine River.
- 22 Development as per Frasers Mandurah ODP.



Structure Plan Vision

A high quality urban place for a diverse community, with a wide variety of land uses, employment, housing choice and community focal points.

A place that maximises enjoyment of the area's natural features with tree retention in numerous parks, well landscaped streets and access to enhanced river foreshore areas.

Key Principles

1. Provision of legible and direct vehicular connections
2. Provision of safe & attractive pedestrian connections
3. Provision of local retail centre on Lakes Road
4. Provision of employment opportunities in well designed, appropriately scaled mixed business development
5. Landscape entrance to Mandurah from the east

Structure Plan Purpose (Planning Requirements)

To provide guidance in the assessment of planning proposals and Outline Development Plans as required under Town Planning Scheme No 3.

All details are indicative only. Final design and lot layouts are subject to refinement at subsequent planning process upon receipt of relevant details.

Assessment of proposals to be against key principles outlined on Structure Plan.

Indicative Land Use / Zoning Category

- Mixed Business / Employment Node
- Retail / Local Centre Node
- Mixed Use Commercial / Residential
- Tourism Development
- Retirement Village (Existing)
- Rural Residential
- Residential Development
(Details regarding lot size, density, open space and road layout to be determined through ODP)
- Potential Mixed Use Opportunities
- Potential Long Term Increase in Residential Density
- Landscape Buffer
- Regional Open Space
- Local Open Space (Existing and Approved)
- Community and Public Purpose
CH - Church; D - Drainage; CP - Community Purpose

Indicative Access and Road Network

- Primary Regional Road
- Important District Road
- Key Local Road Connections
- Internal Access Road / Driveway Easement (Indicative Only)
- Important Landscape Corridor
- Key Pedestrian Connections
- Traffic Signals
- 400m Radius Walkable Catchment From Commercial Node

MANDURAH EAST □ STRUCTURE PLAN

Base Cadastre Updated October 2009

Plan Modifications
Version G (Nov 2009): Modified to change Lot 12 Old Pinjarra Road
(Remove Split Land Use / Landscape Buffer)
Version H (Dec 2009): Updated as per WAPC Approval (26.11.09)

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1. PURPOSE

The purpose of these Design Guidelines is to provide some indicative criteria to the design of development within the 'Mixed Business' precinct contained within the Mandurah East Plan, as the area identified with Note 9 and Note 10 on the approved Structure Plan.

This Precinct provides for the development of a small retail node, together with Mixed Business/Showroom Development around the intersection of Lakes Road and Pinjarra Road.

2. APPLICATION

These Guidelines form part of the Mandurah East Structure Plan, which has been adopted by Council and the Western Australian Planning, which means Council must give due regard to their provisions in considering any planning proposal in the area.

It is intended that these Guidelines will be further developed as part of an Outline Development Plan(s) which will be required for the Precinct, due to the 'Urban Development' zoning of the land.

3. GENERAL PROVISIONS

As noted on the Mandurah East Structure Plan, the following will apply to the areas notated by Notes 1, 9 and 10 respectively:

NOTE 1:

Neighbourhood Centre development (Maximum retail floorspace of 2500m²) with buildings addressing street corners, with Minilya Parkway forming a 'main-street' which includes on-street parking.

NOTE 9:

Local Centre Node Incorporating Retail (1500m² Maximum), Community Purpose Facility, Small Public Space, and On-Street Parking and Rear Parking Areas. Community Purpose Facility Subject To Further Review by City Of Mandurah

Within the Specific Provisions, this area will be known as the 'Local Centre Precinct'.

NOTE 10:

Mixed-Business/Employment Node:

- *Buildings to Address Key Intersections and Streets;*
- *Create Good Interface With Residential By Changing the Land Use at Rear Boundary;*
- *Buildings and Car Parking to be Designed around important trees to retain landscape quality of location;*
- *Design Guidelines Prepared.*

Within the Specific Provisions, this area will be known as the 'Mixed Business Precinct'.

4. SPECIFIC PROVISIONS

4.1 MIXED BUSINESS PRECINCT

Subdivision and Development Standards within this Precinct shall be generally in accordance with the 'Service Commercial' zone (including Table 4) of Town Planning Scheme No 3, with the exception of the following, which provide further details in regard to building design and land use.

4.1.1 Subdivision

Subdivision of this Precinct into smaller lots will generally not be supported by the City of Mandurah, unless it can be demonstrated that the proposal will not have a detrimental impact on the function and design of the Precinct, in regard to:

- Efficiency of land use;
- Impact of servicing (Waste etc);
- Vehicle Access and Parking (Crossovers, Reciprocal Access Easements);
- Size of Buildings (Floorspace Areas).

4.1.2 Development Standards

Development Standards, specifying setbacks, the car parking and landscaping (etc), shall generally be in accordance with Table 4 of Town Planning Scheme No 3, however the following will also be considered:

- Setbacks should relate to the site layout in regard to the location of car parking, servicing and landscaping areas, rather than being relative to the sites boundaries;
- Car parking requirements should be based on the needs of the Precinct Area rather than separate site (as maybe subdivided);
- The focus on landscaping will be on the quality and the quantity.

4.1.3 Land Use & Floorspace Size

The predominant land use within this Precinct will be '**Showrooms**' as defined in Town Planning Scheme No 3 (as highlighted below).

Whilst listed in Table 4 of Scheme 3, the following uses **are not** considered appropriate for this Precinct, and shall be further reviewed as part of an Outline Development Plan for the site(s):

- Car Wash;
- Hire Service;
- Industry – Service;
- Motor Vehicle Sales, Repair and Hire;
- Office;
- Restaurant;

The definition of Showroom in Scheme 3 generally provides for goods being offered for wholesale or retail sale **goods of a bulky nature** (amongst others).

This definition does not allow for the retail sale of goods in bulk quantities. As a result, such land uses, which have a large floor area but sell retail items are

MANDURAH EAST □ STRUCTURE PLAN

DESIGN GUIDELINES



considered a 'shop' as defined under Scheme 3 and are not permitted within this Precinct.

In addition, in order to ensure that Showrooms are the predominant land use within the Precinct, a minimum floorspace size of 200 square metres per tenancy will be required.

4.1.4 Building Design and Site Layout

A high quality built form is required for the Precinct due to its exposure and location. As shown on the graphics, the following aspects are required in this context:

- Articulation to elevations through variety of materials, height, setbacks and awnings covering pedestrian walkways around the building. Walls with no articulation and no variety of materials will not be accepted;
- Buildings are to address public spaces, through the provision of windows and control of signage on this windows in order to provide for surveillance and security. The blanking out of windows with signage is not acceptable;
- Landscaping is to be of a high quality through the use of mature trees within parking areas, the street verge and around buildings, complimented by extensive low rise native landscaping, ensuring the buildings exposure is maintained. Expansive areas of lawn will not be accepted within the site and street verge as a suitable form of landscaping;
- Variety of paving being provided adjacent to the building and within the car parking areas to demarcate pedestrian crossings and driveway accesses, ensure that the extent of bitumen is reduced.
- Car parking areas are to be designed to wrap around the site and/or buildings, to form internal accessways around the Precinct. Large expanses of car parking areas are not appropriate.

- The extent and amount of signage shall be controlled and minimised and shall have regard to the following:
 - An area on the building's façade shall be designed to incorporate the appropriate signage for individual tenancies, in a manner that does not detract from the building's design.
 - The painting of the building in a tenants 'corporate colours' is considered a form of signage and should not detract from the building's design.
 - The use of pylon and free-standing A-frame signs is discouraged, due to the sites exposure to Pinjarra Road. The building design shall ensure that adequate 'advertising' of the business is provided for.

4.2 LOCAL CENTRE PRECINCT

Subdivision and Development Standards within this Precinct shall be generally in accordance with the 'Commercial' zone (including Table 2) of Town Planning Scheme No 3, together with the details provided in Section 4.1 of these Design Guidelines, noting the development shall be designed in the context of a 'main-street' form of development with the following features:

- Buildings shall address the street through their design in regard to window treatments and placement of signage;
- A nil setback to both streets (with the exception of providing for the 'town square' area of public open space);
- Awnings to be provided over the pedestrian footpaths within the road reserve;
- On-street parking to be provided and used as part of the car parking ratios. Additional parking shall be provided at the rear of buildings, with spaces provided between buildings to provide access to the front of the buildings.

MIXED BUSINESS PRECINCT EXAMPLES



High Quality Landscaping & Footpaths



Articulation, Use of Materials, Control of Signage, Awnings & Location of Parking

Articulation, Control of Signage



Street trees, pavement, relationship of development to the street