

BUTLER DISTRICT CENTRE ACTIVITY CENTRE STRUCTURE PLAN NO. 87

Adopted: 7 February 2013
(consolidated to include Amendment No. 4)

PART 1 IMPLEMENTATION



NOVEMBER 2018

BUTLER DISTRICT CENTRE
ACTIVITY CENTRE STRUCTURE PLAN NO.87
(Consolidated to include Amendment No. 4)

PART 1 IMPLEMENTATION

Adopted: 7 February 2013

Prepared by



Town Planning + Design

PO Box 796

Subiaco WA 6904

Tel: 9382 1233

Fax: 9382 1127

Project No. 885DCRep805D

November 2018

RECORD OF AMENDMENTS MADE TO THE AGREED BUTLER DISTRICT CENTRE

ACTIVITY CENTRE STRUCTURE PLAN NO.87

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	To incorporate provisions for the eastern portion of the centre from just east of the rail line to the Mitchell Freeway Reserve	30 April 2013	4 June 2014
2	Amending the Agreed Structure Plan map of the Part 1 Implementation to incorporate a portion of Lot 9330 as 'Precinct F-a', with a density code of R160	2 June 2015	10 August 2015
3	Amending Table 1, Clause 6.1 and Table 7, Clause 4.1.2 of Part 1 of the Agreed Structure Plan to increase the shop-retail floorspace limit for Precinct F		19 June 2018
4	Amending the Agreed Structure Plan map of the Part 1 Statutory Section to reconfigure a portion of Lot 9332 as 'Precinct F-a', with a density code of R160.		26 September 2018

TABLE OF CONTENTS

PART 1 IMPLEMENTATION

1.0 APPLICATION

2.0 SUBDIVISION AND DEVELOPMENT

Table 1 – General Planning Requirements for Structure Plan Area

Table 2 – Planning Requirements for Precinct A

Table 3 – Planning Requirements for Precinct B

Table 4 – Planning Requirements for Precinct C

Table 5 – Planning Requirements for Precinct D

Table 6 – Planning Requirements for Precinct E

Table 7 – Planning Requirements for Precinct F

1.0 APPLICATION

- 1.1 This Structure Plan applies to the Butler District Centre Structure Plan, being Part of Lot 8 and Part of Lot 9314 Marmion Avenue, consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).
- 1.2 This Structure Plan comprises the:
 - a) Implementation (Part 1);
 - b) Explanatory Section (Part 2); and
 - c) Technical Appendices (Part 3).
- 1.3 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 Wanneroo District Planning Scheme No. 2 (the Scheme) and including any amendments gazetted thereto.
- 1.4 In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is certified by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

2.0 SUBDIVISION AND DEVELOPMENT

Tables 1 to 6 prescribe the provisions, standards and requirements for subdivision and development in the corresponding Precincts designated on Plan 1.

TABLE 1 – GENERAL PLANNING REQUIREMENTS FOR STRUCTURE PLAN AREA

The provisions of Table 1 apply to the Structure Plan area as shown on Plan 1.

<p>1.0 General Centre Objectives</p>	<p>The following sets out the objectives for the Structure Plan area.</p> <p><i>The Butler District Centre will be an attractive, diverse, high intensity mixed use place for work, recreation and shopping functions, that the community want to visit, stay and enjoy regularly.</i></p> <p><u>Structural Elements and Networks</u></p> <p>1.1 Provide a direct and highly connected street and path network that encourages pedestrian and cyclist connectivity to, and through, the centre through regular road crossing points and managed crossover locations to Butler Boulevard and other public spaces.</p> <p>1.2 Encourage the integration of land uses with major pedestrian routes to the rail station.</p> <p>1.3 Encourage road design standards that deliver Main Street principles and that manage traffic behavior and speed in areas of high pedestrian movement to encourage pedestrian activity.</p> <p><u>Land Use</u></p> <p>1.4 Enable future development to gain access to vehicular cross over locations as shown on Plan 1 and/or the ability to access shared car parking areas.</p> <p>1.5 Facilitate high intensity land uses that increase public transport use, enable shared trips, and stimulate activity in close proximity to the rail station.</p> <p>1.6 Allow for a diversity of housing types and tenure within the centre, with a managed interface to non-residential land uses.</p> <p>1.7 Recognise that large floor plate land uses will be attracted to and most suitably located adjoining the high traffic environment of Marmion Avenue.</p>
---------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p><u>Built Form</u></p> <p>1.8 Encourage building designs to address street frontages and public spaces, maximising opportunities for passive surveillance through the placement of entrances and a high degree of street front glazing.</p> <p>1.9 Facilitate appropriate built form controls that enable continuity of frontage to Butler Boulevard and the Main Street.</p> <p>1.10 Provide opportunities to integrate signage with buildings at an appropriate scale and character.</p> <p><u>Public Realm (Streetscape & Landscape)</u></p> <p>1.11 Encourage local landmarks, artwork, landscape and street trees to improve legibility.</p> <p>1.12 Recognise Crime Prevention Through Environmental Design principles as a tool to create a safe and enjoyable pedestrian experience.</p> <p>1.13 Provide parking areas in locations that allows co-ordinated access, reciprocal use of bays and strong pedestrian connectivity, whilst minimising their visual impact on the streetscape.</p> <p><u>Sustainability</u></p> <p>1.14 Consider solar passive design principles in the detailed design of buildings.</p> <p>1.15 Encourage water efficiency outside of buildings through the use of irrigation standards, soil amendment and drought tolerant plants that are low maintenance, provide summer shade, and sun penetration in winter.</p> <p>1.16 Create a structure and land use control regime that will facilitate land use change over time, in a staged manner.</p> <p>1.17 Recognise the optimal development potential and intensity of activity associated with the station and allow redevelopment of these areas to reflect transit oriented development principles in the medium to longer term.</p> <p>1.18 Encourage integrating of land and water management.</p> <p>1.19 Encourage water efficiency that is consistent with future resource strategies.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>2.0 Requirement for Local Development Plans</p>	<p>2.1 Prior to the determination of an application to commence development within Precincts A – C and F, identified on Plan 1, a Local Development Plan (LDP) is to be approved by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the development is of a temporary nature and scale that would not prejudice the:</p> <ul style="list-style-type: none"> i. design of the LDP ii. form and development of the area surrounding the proposal; and iii. timely provision of infrastructure and services to the area, including the provision of the station, park and ride facilities, public utilities and roads. <p>2.2 LDPs for Precincts D and E shall be prepared for non-residential uses in accordance with the provisions of Tables 5 and 6 respectively and shall address the requirements of clause 3.0, Table 1.</p> <p>2.3 A LDP can be prepared and approved over all or part of a precinct(s) overlapping precinct boundaries, where the City considers that the LDP area is of sufficient extent that it adequately addresses the site's context, integration and co-ordination with surrounding built form, as well as the general (Table 1) and precinct (relevant Table 2 – 7) planning requirements.</p> <p>2.4 The City may deem a development application to constitute a LDP, for the purposes of clause 2.1 above, where the development application addresses the site's context, integration and co-ordination with surrounding built form, as well as the general (Table 1) and precinct specific (relevant Table 2 – 7) planning requirements.</p> <p>2.5 A development application can also be prepared over all or part of a precinct and overlapping precinct boundaries.</p>
<p>3.0 Information to be provided in all Local Development Plans</p>	<p>A LDP shall address the general planning requirements of the Structure Plan area under Table 1, the precinct specific planning requirements under the relevant Table 2 – 7, as well as the requirements of clause 9.14.2 of the Scheme. The LDPs shall specify more detailed site specific development standards that meet the general and precinct specific objectives and are to include the following information:</p> <ul style="list-style-type: none"> 3.1 Setbacks to lot boundaries. 3.2 Notional non-residential floor space areas and distribution of land uses on the lot (recognising that development applications will follow the LDPs that specifically designate land use allocation).

	<p>3.3 General car parking location and provision as well as areas required for easements and reciprocal access, with the final location and establishment of easements as a condition of development approval.</p> <p>3.4 Location of on and off street car parking, including supporting information to support any variation to car parking standards.</p> <p>3.5 Road network, vehicular access locations, paths and cycleways, to reflect the Traffic Report and connecting with the road network shown on Plan 1.</p> <p>3.6 Connections to, and locations of, pedestrian pathways and crossing points to public roads.</p> <p>3.7 Indicative site levels.</p> <p>3.8 Locations of public and private open space.</p> <p>3.9 Indicative landscape treatments within the public realm.</p> <p>3.10 Details of how the interface between precincts / land uses will be treated.</p> <p>3.11 Treatment of landmark sites.</p> <p>3.12 Where the proposed development shown on the LDP comprises an initial stage of development the LDP will show indicatively how future stages of development can be accommodated consistent with the general and precinct specific objectives and development standards.</p> <p>3.13 Indicative and preferred locations of street front glazing, entrances and awnings.</p> <p>3.14 Indicative location of services, loading / unloading areas, storage, drainage and rubbish collection areas.</p> <p>3.15 Indicative locations of signage and fencing.</p> <p>3.16 Notional location and integration with bus stops and taxi ranks.</p> <p>3.17 Building design features that meet the general and precinct specific planning requirements.</p> <p>3.18 Any such other information considered relevant by Council to address the requirements of the Structure Plan.</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

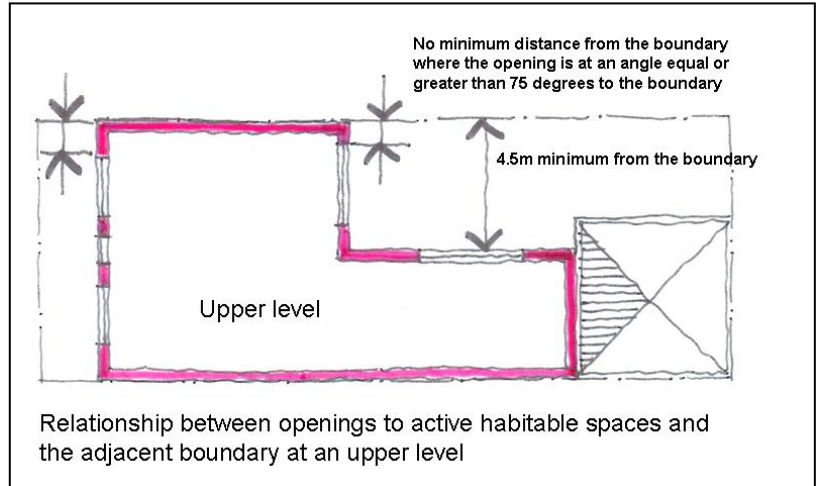
4.0 Core General Development Standards	<p>In addition to the relevant precinct specific development standards listed under Tables 2 – 7 and the requirements of clause 9.14.2 of the Scheme, LDPs and development applications are to be consistent with the following development standards:</p> <p>4.1 Vehicular crossovers to lots adjoining Butler Boulevard and the Main Street are to be generally consistent with the designated vehicular crossover locations shown on Plan 1. Additional suitable connections may be considered as part of the LDP where consistent with the principles of the precinct and accompanied by supporting traffic analysis demonstrating its suitability, to the satisfaction of Council.</p> <p>4.2 Town squares/open spaces and principal pedestrian connections are to be generally consistent with the locations shown on Plan 1. Additional suitable connections may be considered as part of the LDP where consistent with the objectives of the Precinct.</p> <p>4.3 Development on landmark sites are to be designed in a manner that recognises the site's strategic location. Development on landmark sites is to include one or more of the following: architectural features; glazing; materials; colour; building height / scale; major openings; public art; landscape features; balconies and other applied structures, to the satisfaction of Council.</p> <p>4.4 Service areas are to be predominately screened from public view.</p> <p>4.5 The minimum provision of a footpath on both sides of all streets, unless otherwise designated on Plan 1.</p>
5.0 Land Use Permissibility	<p>5.1 Land use permissibility for each precinct is specified within Tables 2 – 7.</p> <p>5.2 A change in land use is permitted without a requirement for planning approval, where:</p> <p>5.2.1 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; or</p> <p>5.2.2 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.</p>

	<p>Notwithstanding planning approval may be required for any building or other development work that is proposed, pursuant to clause 6.1 of the Scheme.</p> <p>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 5.2 above, for information purposes.</p>												
<p>6.0 Permitted Retail Floorspace Area</p>	<p>6.1 The permitted shop-retail floorspace within Plan 1 is a total of 22,500 m² NLA for Precincts A to E (inclusive) and 3,500m² NLA for Precinct F.</p> <p>6.2 Prior to consideration of proposals for major development which exceeds the shop-retail floorspace area identified in clause 6.1, the responsible authority will require the preparation of a Retail Sustainability Assessment, in accordance with State Planning Policy 4.2 – Activity Centres for Perth and Peel. Where the City and the WAPC determine that the proposal substantially changes the intent or form of the Structure Plan, an amendment to the Structure Plan will be required prior to consideration of the proposal.</p>												
<p>7.0 Residential Development in areas coded R60</p>	<p>7.1 The following Structure Plan provisions apply to single and grouped dwellings within Precinct B and Precinct D. These provisions take precedence over, and operate as variations to the relevant R-Code standards and thereby constitute Acceptable Development:</p> <p><u>Setbacks</u></p> <p>7.1.1 The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the tables below.</p> <table border="1" data-bbox="647 1435 1278 1666"> <thead> <tr> <th colspan="3">SETBACKS TO PRIMARY STREET</th> </tr> <tr> <th></th> <th>Min. (m)</th> <th>Max. (m)</th> </tr> </thead> <tbody> <tr> <td>Dwelling</td> <td>2.0</td> <td>4.0</td> </tr> <tr> <td>Verandah</td> <td>1.5</td> <td>3.0</td> </tr> </tbody> </table> <p><i>Note: The front setback averaging provisions of the R-Codes do not apply.</i></p> <p><u>Boundary Walls</u></p> <p>7.1.2 The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.</p> <p>7.1.3 The following boundary wall variations only apply to development on lots less than 540m² in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.</p>	SETBACKS TO PRIMARY STREET				Min. (m)	Max. (m)	Dwelling	2.0	4.0	Verandah	1.5	3.0
SETBACKS TO PRIMARY STREET													
	Min. (m)	Max. (m)											
Dwelling	2.0	4.0											
Verandah	1.5	3.0											

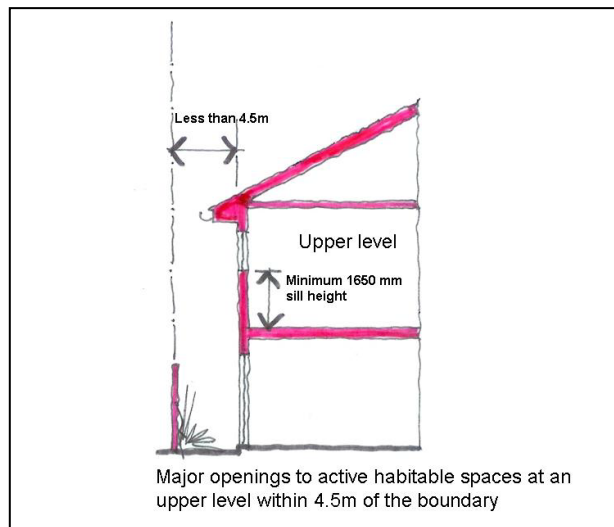
	<p>7.1.3.1 <i>Height and Length</i></p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th colspan="3">BOUNDARY WALLS</th> </tr> <tr> <th>Description</th> <th>Max. height</th> <th>Max. length</th> </tr> </thead> <tbody> <tr> <td>Single Storey</td> <td>3.5m</td> <td>No limit</td> </tr> <tr> <td>Two Storey & Above</td> <td>6.5m</td> <td>12m</td> </tr> </tbody> </table> <p>7.1.3.2 Except for corner lots boundary walls to both side boundaries of a lot constitute Acceptable Development.</p> <p><u>Site Cover</u></p> <p>7.1.4 Maximum site cover is 75%.</p> <p><u>Plot Ratio</u></p> <p>7.1.5 The plot ratio requirements of the R-Codes do not apply.</p> <p><u>Outdoor Living</u></p> <p>7.1.6 An outdoor living area with a minimum usable space of 24m² and minimum dimension of 4m, which may include land within the nominated secondary street setback area,</p> <p>7.1.7 No more than one third of the outdoor living area may be covered by the main roof of the dwelling.</p> <p>7.1.8 Outdoor living areas shall be located on the northernmost of easternmost side boundary to maximize solar access.</p> <p><u>Car Parking</u></p> <p>7.1.8.1 Of the two bays required per dwelling, one car bay shall be covered.</p> <p>7.1.8.2 Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.</p>	BOUNDARY WALLS			Description	Max. height	Max. length	Single Storey	3.5m	No limit	Two Storey & Above	6.5m	12m
BOUNDARY WALLS													
Description	Max. height	Max. length											
Single Storey	3.5m	No limit											
Two Storey & Above	6.5m	12m											

Privacy

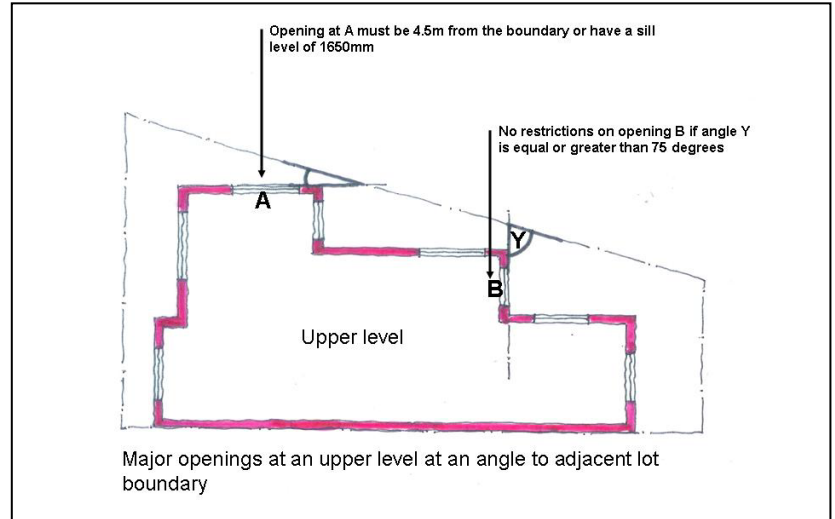
7.1.9 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5m away from a boundary to another lot.



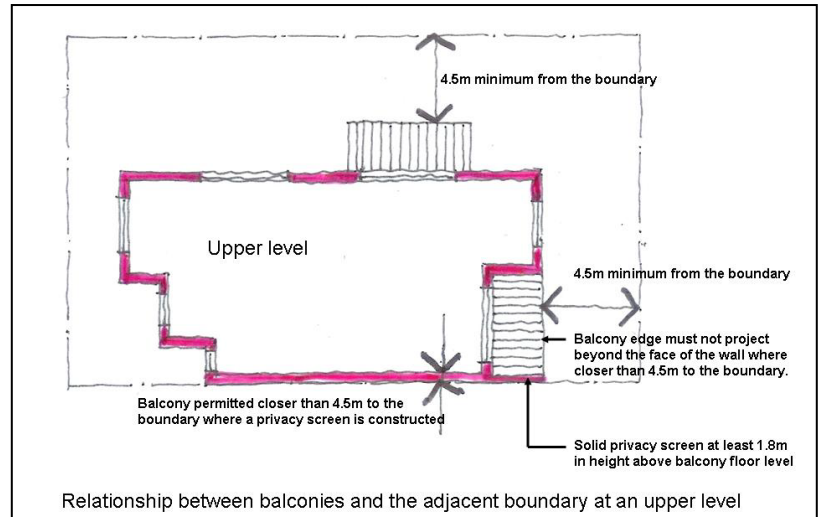
7.1.10 Major openings at all upper levels including the split levels may be located within 4.5m provided the sill level of the major opening is at least 1650mm above its finished floor level.



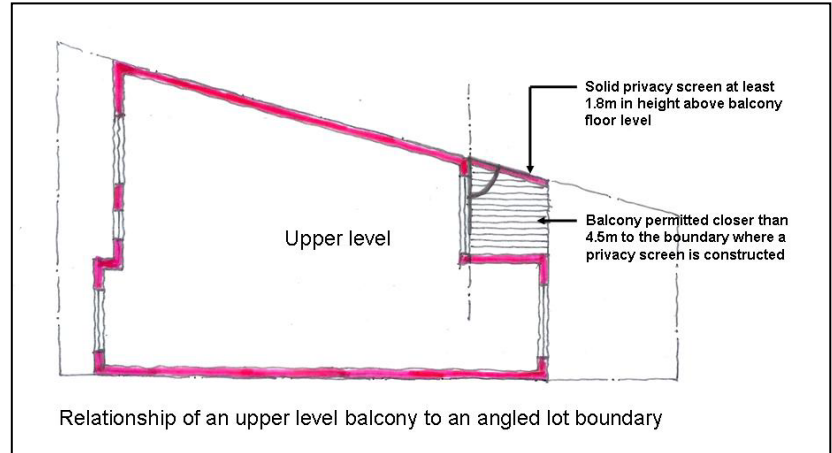
7.1.11 No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.



7.1.12 Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 7.1.13 and 7.1.14 below.



7.1.13 Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to greater than, 75 degrees to the boundary, provided that the balcony does not project beyond the face of the wall.



7.1.14 Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.

Other Requirements

7.1.15 For those R60 coded lots between 360m² and 800m² and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under clause 7.1.17), the City shall require the submission and approval of a Local Development Plan (LDP) which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of a LDP for such lot(s). The geographical area to which a LDP relates shall be to the satisfaction of the City.

7.1.16 Unless otherwise approved by the City under clause 7.1.18, development of R60 coded lots covered by a LDP shall comply with the approved LDP.

	<p>7.1.17 For the purpose of this clause, a lot is not considered to be able to 'capably and practically' accommodate more than one dwelling where any one or more of the following circumstances apply:</p> <ul style="list-style-type: none"> • The lot is irregular in shape; • The lot has been sized to address a particular amenity or design constraint (ie deeper lots abutting freeway / railway); • The lot is 12.5m wide or less as measured at the primary street frontage and does not have laneway access for vehicles; • Presence of side and/or rear retaining walls restrict practical vehicle access for multiple garages; • City engineering and site distance safety requirements on corners restrict vehicle access options; • Other circumstances as determined by the City. <p>7.1.18 To encourage a diversity of accommodation and mixed use, thee, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by a LDP, in the following circumstances:</p> <ul style="list-style-type: none"> • The dwelling includes a self contained ancillary accommodation unit which meets the definition of Ancillary Accommodation under Appendix 1 of the R-Codes; • The dwelling is designed to allow for conversion of at least 20m² of the ground floor to mixed use/office; • The LDP and/or design of the welling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demotion of the original dwelling. <p>7.1.19 In determining the maximum number of dwellings achievable Council will reference Table 1 of the R-Codes and apply the average Minimum Site area standard for the R60 Code being 180m².</p> <p>7.1.20 Design Element 9 (Climate) of the R-Codes does not apply.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

8.0 Staging	<p>8.1 Where an application is made to construct all or any part of the shop-retail floorspace in Precinct A, the entire main street vehicular connection and construction of the principal pedestrian connection to the Butler Station, as identified on Plan 1, must be provided.</p> <p>8.2 The following elements shall be provided within the Centre Core (as identified on Plan 1) prior to, or as part of, any application for approval to commence development that would result in excess of 7,500m² of shop-retail NLA within Precinct A:</p> <p>8.2.1 Buildings fronting the principal pedestrian connection to the Butler Station;</p> <p>8.2.2 The town square;</p> <p>8.2.3 At least 1,000 m² of non-retail commercial ; and</p> <p>8.2.4 At least 10 residential dwellings.</p> <p>8.3 The following elements shall be provided within the Centre Core (as identified on Plan 1) prior to, or as part of, any application for approval to commence development that would result in excess of 15,000m² of shop-retail NLA within Precinct A:</p> <p>8.3.1 At least 2,000 m² of non-retail commercial; and</p> <p>8.3.2 At least 30 residential dwellings.</p>
--------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

TABLE 2 – PLANNING REQUIREMENTS FOR PRECINCT A

In addition to the provisions of Table 1, the provisions of Table 2 apply to the area shown as Precinct A on Plan 1. Notwithstanding the provisions of Table 2, development requirements not specified within Table 2 are to be consistent with the provisions of the Commercial zone under the Scheme.

<p>1.0 Precinct Specific Objectives</p>	<p><i>Precinct A is the Main Street centre core, maximising activity and intensity adjoining the Butler rail station.</i></p> <p>Create a largely open air Main Street retail core with high amenity, a strong sense of place and a rich streetscape.</p> <p>1.1 Encourage a mix of intensive uses and treatments compatible with the rail station including:</p> <p>1.1.1 uses that generate activity outside core business hours;</p> <p>1.1.2 town squares and other open spaces as community meeting spaces;</p> <p>1.1.3 retail uses such as specialty stores and supermarket uses;</p> <p>1.1.4 enable the opportunity for temporary activities in the street, such as alfresco dining and external displays.</p> <p>1.2 Facilitate strong and direct pedestrian connectivity between the station and the Main Street, as well as ease of pedestrian movement across the Main Street.</p> <p>1.3 Allow on street parking where possible and encourage on-site parking to be located behind buildings adjoining the Main Street and Exmouth Drive.</p> <p>1.4 Allow for a combination of public and private realm spaces for community meeting, pedestrian activity and traffic flows.</p>
<p>2.0 Information to be provided in Precinct A Local Development Plans</p>	<p>In addition to the information requirements of Table 1, the following additional information is required to be submitted on a LDP or development application in Precinct A:</p> <p>2.1 Details as to the proposed development of the Town Square/Open Space, including soft and hard landscape treatments.</p> <p>2.2 Pedestrian connections to the rail station.</p>

<p>3.0 Core Precinct Specific Development Standards</p>	<p>In addition to the requirements of Table 1, LDPs and development applications in Precinct A are to be consistent with the following development standards, to the satisfaction of council:</p> <p><u>Setbacks</u></p> <p>3.1 A nil setback applies to the ground floor front façade of buildings adjoining the Main Street and Exmouth Drive, except where necessary to provide a forecourt, building articulation, alfresco dining, or other feature that adds amenity and interest to the streetscape.</p> <p>3.2 Buildings adjoining the Main Street are to have a continuous frontage, except where required for vehicular access, servicing or to provide articulation and interest to the streetscape.</p> <p><u>Building Design</u></p> <p>3.3 A covered, and continuous, pedestrian walkway is to be provided to the front façade of buildings adjoining the Main Street, Exmouth Drive and principal pedestrian connections to the rail station. The awning is to be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and maximum of 4.5 m, and a minimum of 2.5m deep.</p> <p>3.4 The principal pedestrian access to tenancies adjoining the Main Street is to be from the Main Street.</p> <p>3.5 To avoid the Main Street being dominated by a single use or tenancy frontage the gross retail floorspace of all tenancies directly adjoining the Main Street are to be less than 1000m². Tenancies greater than 1000m² are permitted where the tenancy is sleeved between and behind smaller adjoining tenancies with only the entry of not more than 10m adjoining the Main Street.</p> <p>3.6 To ensure unobstructed views to the street, ground floor elevations to the Main Street are to be glazed to a minimum of 70% of the building frontage with a visually permeable material. This is measured as a proportion of the total building ground floor front elevation. All glazing shall meet energy efficiency requirements and BCA standards.</p>
----------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>3.7 No maximum building height applies</p> <p>3.8 Town squares / open space and principal pedestrian connections, are to be provided in the locations shown on the Structure Plan.</p> <p><u>Carparking & Vehicular Access</u></p> <p>3.9 On site car parking is not to be located between the front building setback line and the Main Street. Large areas of car parking are to be sleeved behind buildings fronting the Main Street and Exmouth Drive and the portion of Butler Boulevard within Precinct A.</p> <p>3.10 Variations to the car parking standards specified under the Scheme for non-residential development to a minimum rate of 1 bay per 25m² NLA will be considered as part of the assessment of the LDP, or development application, where:</p> <p>3.10.1 development has an active presentation to the public realm;</p> <p>3.10.2 extensive areas of permanent car parking are located largely at the rear of buildings;</p> <p>3.10.3 on street car parking has been provided where possible; and</p> <p>3.10.4 car parking access and management allows for reciprocal use.</p> <p>3.11 On street car parking is to be provided where possible and can be included in calculating parking provision where located immediately adjoining the site.</p> <p>3.12 The carparking variations specified in Cl 3.10 above do not apply to cinema / cinema complex and recreation centre, where carparking provision will be determined in accordance with the provisions of the Scheme.</p>
<p>4.0 Land Use Permissibility</p>	<p>4.1 Land use permissibility within Precinct A shall be in accordance with the Precinct A Land Use Permissibility Table below and the following provisions:</p> <p>4.1.1 The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <p>4.1.2 Notwithstanding the provisions of the Precinct A Land Use</p>

<p>Permissibility Table, only non-residential development is permitted on the ground floor fronting the Main Street.</p>	
<p>PRECINCT A LAND USE PERMISSIBILITY TABLE</p>	
<p>'P' Uses¹</p>	<p>'D' Uses</p>
<ul style="list-style-type: none"> • Amusement Facility/Parlour • Art Gallery • Auction Room • Bakery • Bank • Beauty Parlour • Cinema • Cinema Complex • Civic Building • Costume Hire • Department Store • Display Home Centre • Hairdresser • Home Business – Cat 1 • Home Business – Cat 2, • Home Business – Cat 3 • Hotel • Laundromat • Liquor Store • Medical Centre • Multiple Dwelling • Office • Pharmacy • Public Exhibition Centre • Reception Centre • Restaurant • Shop • Supermarket • Take Away Food Outlet • Theatre • Video Hire 	<ul style="list-style-type: none"> • Car Park • Child Care Centre • Club (non-residential) • Consulting Room • Corner Store • Dry Cleaning Premises • Education Establishment • Hall • Market (retail) • Mast or Antenna • Motel • Night Club • Place of Assembly • Place of Worship • Restricted Premises • Small Bar² • Stall-General • Tavern • Telecommunications Infrastructure • Trade Display
<p>Notes:</p> <p>1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1.</p> <p>2. Small Bar means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120.</p> <p>3. Land uses not listed in Section 4.0, which are listed as 'x' uses under the Scheme in the Commercial zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Commercial zone as 'P', 'D' or 'A', but not listed in Section 4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme.</p>	

TABLE 3 – PLANNING REQUIREMENTS FOR PRECINCT B

In addition to the provisions of Table 1, the provisions of Table 3 apply to the area shown as Precinct B on Plan 1. Notwithstanding the provisions of Table 3, development requirements not specified within Table 3 are to be consistent with the provisions of the Mixed Use zone under the Scheme.

<p>1.0 Precinct Specific Objectives</p>	<p><i>Precinct B may include a mix of office, commercial, consultancy, retail and residential type uses that are centred on Butler Boulevard. Precinct B is based on Main Street principles, while also recognising Butler Boulevard's primary transport function connecting Marmion Avenue and the rail station.</i></p> <p>1.1 Recognise a logical change in land use and building character between bulky uses adjoining Marmion Avenue and smaller scaled retail uses adjoining the rail station.</p> <p>1.2 Encourage a mix of intensive uses, compatible with the rail station and the residential frame, including uses that generate activity outside core business hours. Enable the opportunity for temporary activities in the street, such as alfresco dining and external displays.</p> <p>1.3 Encourage richness in the streetscape, including articulation of buildings, windows and openings to create visual interest at street level.</p> <p>1.4 Encourage on site car parking to be located behind buildings.</p> <p>1.5 Acknowledge the potential for land use change, allowing for residential buildings adjoining Butler Boulevard to accommodate future non-residential uses.</p>
<p>2.0 Information to be provided in Precinct B Local Development Plans</p>	<p>In addition to the information requirements of Table 1, the following additional information is required to be submitted on a LDP or development application in Precinct B:</p> <p>2.1 Details as to the proposed development of public spaces, including soft and hard landscape treatments.</p> <p>2.2 Footpaths and pedestrian connections to the rail station and Precinct A.</p>

<p>3.0 Core Precinct Specific Development Standards</p>	<p>In addition to the requirements of Table 1, LDPs and development applications in Precinct B are to be consistent with the following development standards, to the satisfaction of council:</p> <p><u>Setbacks</u></p> <p>3.1 A minimum nil setback and a maximum setback of 3m applies to buildings fronting Butler Boulevard / Camborne Parkway. This setback may be varied to allow for building articulation or architectural features that contribute positively to the streetscape.</p> <p><u>Building Design</u></p> <p>3.2 A covered pedestrian walkway is to be provided to the front façade of buildings adjoining Butler Boulevard / Camborne Parkway. The awning shall be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and a maximum of 4.5m and a minimum of 2.5m deep.</p> <p>3.3 The principal pedestrian access to tenancies adjoining Butler Boulevard / Camborne Parkway is to be from Butler Boulevard / Camborne Parkway.</p> <p>3.4 To ensure unobstructed views to the street, ground floor elevations for non-residential uses to Butler Boulevard / Camborne Parkway are to be glazed to a minimum of 60% of the building frontage with a visually permeable material. This is measured as a proportion of the total building ground floor front elevation. All glazing shall meet energy efficiency requirements and BCA standards.</p> <p>3.5 No maximum building height applies in the area coded Residential R160.</p> <p>3.6 All ground floor dwellings adjoining Butler Boulevard / Camborne Parkway are to be constructed to the following minimum standards:</p> <p>3.6.1 Potential for a separate building entrance (exclusive to dwelling) off street;</p> <p>3.6.2 Minimum floor to floor height of 3.2 m for the ground for all ground floor dwellings; and</p>
----------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>3.6.3 Minimal change in level between ground floor and the adjacent street, or demonstration of how universal access can be achieved.</p> <p><u>Carparking & Vehicular Access</u></p> <p>3.7 Variations to the car parking standards specified under the Scheme for non-residential development to a minimum rate of 1 bay per 25m² NLA will be considered as part of the assessment of the LDP or development application where:</p> <p>3.7.1 development has an active presentation to the public realm;</p> <p>3.7.2 on street car parking has been provided where possible; and</p> <p>3.7.3 car parking access and management allows for reciprocal use.</p> <p>3.8 On site car parking is not to be located between the building and Butler Boulevard / Camborne Parkway. Large areas of parking are to be predominately sleeved behind buildings fronting Butler Boulevard / Camborne Parkway.</p> <p>3.9 On street car parking is to be provided where possible and can be included in calculating parking provision where immediately adjoining the site.</p> <p>3.10 The carparking variations specified in clause 3.8 above do not apply to cinema / cinema complex and recreation centre, where carparking provision will be determined in accordance with the provisions of the Scheme.</p> <p>3.11 Vehicle access to Butler Boulevard / Camborne Parkway is to be as shown on the Plan 1.</p>
<p>4.0 Land Use Permissibility</p>	<p>4.1 Land use permissibility within Precinct B shall be in accordance with the Precinct B Land Use Permissibility Table below and the following provisions.</p> <p>4.1.1 The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <p>4.1.2 Notwithstanding the provisions of Precinct B land use permissibility table, 'showroom' is only a permitted use where the gross retail floorspace does not exceed 400 m².</p>

PRECINCT B LAND USE PERMISSIBILITY TABLE	
'P' Uses¹	'D' Uses
<ul style="list-style-type: none"> • Amusement Facility / Parlour • Art Gallery • Auction room • Bakery • Bank • Beauty Parlour • Cinema • Cinema Complex • Consulting Room • Convenience Store • Corner Store • Costume Hire • Display Home Centre • Drive Through Food Outlet • Grouped Dwelling • Hairdresser • Home Business – Cat 1 • Home Business – Cat 2 • Home Business – Cat 3 • Hotel • Laundromat • Laundry • Liquor Store • Lunch Bar • Medical Centre • Multiple Dwelling • Office • Pharmacy • Public Exhibition Facility • Reception Centre • Recreation Centre • Restaurant • Shop • Single House • Take Away Food Outlet • Theatre • Veterinary Consulting Rooms • Veterinary Hospital • Video Hire 	<ul style="list-style-type: none"> • Aged or Dependent Persons' Dwelling • Bed & Breakfast • Car Park • Civic Building • Child Care Centre • Club (non-residential) • Department Store • Dry Cleaning Premises • Education Establishment • Funeral Parlour • Hall • Hardware Store • Hospital • Kindergarten • Market (retail) • Mast or Antenna • Motel • Night Club • Nursing Home • Open Air Display • Place of Assembly • Place of Worship • Private Recreation • Residential Building • Restricted Premises • Retirement Village • Showroom • Small Bar² • Stall – General • Tavern • Telecommunications Infrastructure • Trade Display
<p>Notes:</p> <p>1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1.</p> <p>2. Small Bar means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120.</p> <p>3. Land uses not listed in Section 4.0, which are listed as 'x' uses under the Scheme in the Mixed Use zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Mixed Use zone as 'P', 'D' or 'A', but not listed in Section</p>	

	4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme.
--	-------------------------------------------------------------------------------------------------------

TABLE 4 – PLANNING REQUIREMENTS FOR PRECINCT C

In addition to the provisions of Table 1, the provisions of Table 4 apply to the area shown as Precinct C on Plan 1. Notwithstanding the provisions of Table 4, development requirements not specified within Table 4 are to be consistent with the provisions of the Business zone under the Scheme.

<p>1.0 Precinct Specific Objectives</p>	<p><i>Precinct C, focused on the western end of Butler Boulevard, forms a commercial gateway to the centre and allows for bulky goods, showrooms and other similar commercial uses at the edge of the centre, in close proximity to the high traffic environment of Marmion Avenue.</i></p> <p>1.1 Encourage general continuity of built form along Butler Boulevard.</p> <p>1.2 Recognise that there is a demand for showrooms and bulky goods retailing in the centre and these uses are most appropriately located at the periphery of the centre in proximity to arterial roads and not in the immediate catchment to the rail station.</p> <p>1.3 Not detract from Precinct A as the location for shop retail uses, such as supermarkets and smaller floorplate retail uses.</p> <p>1.4 Develop a balanced approach to the location of car parking areas on Butler Boulevard, acknowledging that access to, and visibility of, car parking areas is an important factor for uses of this nature.</p> <p>1.5 Ensure appropriately managed and co-ordinated access to development from Marmion Avenue and Butler Boulevard, to avoid excessive disruption to traffic flow.</p> <p>1.6 Co-ordinate the scale and character of signage visible from Marmion Avenue.</p> <p>1.7 Ensure an appropriate interface is achieved between development in Precinct C and Marmion Avenue, as well as residential uses in adjoining Precincts.</p>
------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2.0 Information to be provided in Precinct C Local Development Plans	<p>In addition to the information requirements of Table 1, the following additional information is required to be submitted on a LDP or development application in Precinct C:</p> <p>2.1 Demonstrate pedestrian connectivity between buildings and pedestrian crossing points to Butler Boulevard and the path network as shown on Plan 1.</p>
3.0 Core Precinct Specific Development Standards	<p>In addition to the requirements of Table 1, LDPs and development applications in Precinct C are to be consistent with the following development standards, to the satisfaction of council:</p> <p><u>Setbacks</u></p> <p>3.1 A minimum nil setback and a maximum 23m setback applies to buildings directly adjoining Butler Boulevard. This setback may be varied to allow for building articulation or architectural features that contribute positively to the streetscape.</p> <p><u>Building Design</u></p> <p>3.2 A covered pedestrian walkway is to be provided to the façade of buildings adjoining Marmion Avenue and Butler Boulevard. The awning shall be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and a maximum of 4.5m and a minimum of 2.5m deep.</p> <p><u>Carparking</u></p> <p>3.2 To avoid large areas of car parking adjoining Butler Boulevard, no more than two rows of perpendicular car parking and one access aisle is to be located between the building closest to Butler Boulevard. Large areas of car parking are to be predominately screened behind buildings.</p> <p>3.3 Variations to the car parking standards specified under the Scheme for non-residential development to a minimum rate of 1 bay per 50m² GFA will be considered as part of the assessment of the LDP or development application where:</p> <p>3.3.1 development has an active presentation to the public realm;</p> <p>3.3.2 development complies with clause 3.1 above; and</p>

	<p>3.3.3 car parking access and management allows for reciprocal use.</p> <p>3.5 The carparking variations specified in CI 3.3 above do not apply to cinema / cinema complex and recreation centre, where carparking provision will be determined in accordance with the provisions of the Scheme.</p> <p>3.6 Landscaping is to be provided between the buildings and car parking fronting Marmion Avenue and the lot boundary, to the following minimum standard:</p> <p>3.6.1 Irrigated Roll on Turf; or</p> <p>3.6.2 Irrigated garden beds, with native shrubs and groundcovers at a density of 3 plants per m² in single species, mass planting arrangements and a suitable mulch; or</p> <p>3.6.3 A combination of 3.6.1 and 3.6.2; and</p> <p>3.6.4 A suitable native tree species with a minimum trunk clearance of 4m at maturity, at a density of 2 trees per 100m² of landscaping.</p>
<p>4 Land Use Permissibility</p>	<p>4.1 Land use permissibility within Precinct C shall be in accordance with the Precinct C Land Use Permissibility Table below and the following provisions:</p> <p>4.1.1 The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <p>4.1.2 Notwithstanding the provisions of the Precinct C land use permissibility table 'shop' is only permitted in Precinct C where the gross retail floor space of the shop exceeds 300m².</p>

PRECINCT C LAND USE PERMISSIBILITY TABLE	
'P' Uses¹	'D' Uses
<ul style="list-style-type: none"> • Amusement Facility / Parlour • Art Gallery • Auction Room • Bakery • Bank • Car Wash • Cinema • Cinema Complex • Consulting Room • Convenience Store • Corner Store • Costume Hire • Drive Through Food Outlet • Dry Cleaning Premises • Hardware Store • Hire Service • Laundromat • Laundry • Liquor Store • Lunch Bar • Medical Centre • Office • Open Air Display • Pharmacy • Public Exhibition Facility • Recreation Centre • Restaurant • Road House • Service Station • Showroom • Take Away Food Outlet • Veterinary Consulting Rooms • Veterinary Hospital • Video Hire 	<ul style="list-style-type: none"> • Beauty Parlour • Car Park • Child Care Centre • Civic Building • Club (non-residential) • Department Store • Drive in Theatre • Education Establishment • Factory Unit • Funeral Parlour • Hairdresser • Hall • Hospital • Hotel • Kindergarten • Landscape Supplies • Market (retail) • Mast or Antenna • Motel • Motor Vehicle Repairs • Night Club • Place of Assembly • Place of Worship • Plant Nursery • Private Recreation • Reception Centre • Residential Building • Restricted Premises • Shop • Small Bar² • Stall-General • Tavern • Telecommunications Infrastructure • Theatre • Trade Display • Warehouse
<p>Notes:</p> <p>1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1.</p> <p>2. Small Bar means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120.</p> <p>3. Land uses not listed in Section 4.0, which are listed as 'x' uses under the Scheme in the Business zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Business zone as 'P', 'D' or 'A', but not listed in Section 4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme.</p>	

TABLE 5 – PLANNING REQUIREMENTS FOR PRECINCT D

In addition to the provisions of Table 1, the provisions of Table 5 apply to the area shown as Precinct D on Plan 1. Notwithstanding the provisions of Table 5, development requirements not specified within Table 5 are to be consistent with the provisions of the Mixed Use zone under the Scheme.

1.0 Precinct Specific Objectives	<p><i>Precinct D is a higher density residential and mixed use frame, providing a transition between the non-residential core of the centre and the surrounding residential areas</i></p> <p>1.1 Facilitate residential development and density maximising the potential residential catchment of the centre and rail station.</p> <p>1.2 Allow home based business.</p> <p>1.3 Encourage mixed use activities compatible and complementary to residential uses, typical of inner city residential areas.</p>
2.0 Requirement for Local Development Plans	<p>2.1 A LDP shall be submitted for non-residential development in accordance with Table 1.</p> <p>2.2 A LDP is not required to be submitted for residential development, including home based business.</p>
3.0 Information to be provided in Precinct D Local Development Plans	<p>3.1 Where LDPs are required in Precinct D, LDPs shall contain the information as set out in Table 1.</p>
4.0 Development Standards	<p>4.1 Development standards for residential dwellings shall be in accordance with the R-Codes, as varied by this Structure Plan (specifically Table 1) and any approved Local Development Plan.</p> <p>4.2 Where a LDP is required, in addition to the requirements of Table 1, LDPs and development applications for non-residential development in Precinct D are to be consistent with the following development standards, to the satisfaction of council:</p>

	<p><u>Setbacks</u></p> <p>4.2.1 A minimum 2m setback and a maximum setback of 3m applies to the building fronting the street, verandahs may be setback a minimum of 1.5m. This setback may be varied to allow for building articulation, architectural features that contribute positively to the streetscape or to maintain consistency in the streetscape.</p> <p><u>Building Design</u></p> <p>4.2.2 A covered pedestrian walkway is to be provided to the front façade of buildings adjoining the street. The awning shall be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and a maximum of 4.5 m and a minimum of 2.5m in deep.</p> <p><u>Carparking</u></p> <p>4.2.3 On site car parking is to not be located between the building and the primary street, with parking areas predominately sleeved behind buildings.</p> <p>4.2.4 On street car parking is to be provided where possible.</p> <p>4.2.5 The principal pedestrian access to non-residential tenancies directly adjoining the street is to be from the street.</p> <p>4.3 On street parking can be included in determining car parking provision for home based business / non-residential uses. Council may also consider the potential for reciprocity between uses in determining car parking requirements.</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5.0 Land Use Permissibility	<p>5.1 Land use permissibility within Precinct D shall be in accordance with the Precinct D Land Use Permissibility Table. The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; padding: 5px;">PRECINCT D LAND USE PERMISSIBILITY TABLE</th> </tr> <tr> <th style="width: 50%; padding: 5px;">‘P’ Uses’</th> <th style="width: 50%; padding: 5px;">‘D’ Uses</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px; vertical-align: top;"> <ul style="list-style-type: none"> • Aged or Dependent Persons’ Dwelling • Ancillary Accommodation • Display Home Centre • Grouped Dwelling • Home Business – Cat 1 • Home Business – Cat 2 • Home Business - Cat 3 • Multiple Dwelling • Nursing Home • Single House </td> <td style="padding: 5px; vertical-align: top;"> <ul style="list-style-type: none"> • Art Galley • Beauty Parlour • Bed & Breakfast • Car Park • Child Care Centre • Civic Building • Club (non-residential) • Consulting Room • Corner Store • Costume Hire • Education Establishment • Hairdresser • Hall • Kindergarten • Mast or Antenna • Medical Centre • Office • Residential Building • Restaurant • Retirement Village </td> </tr> </tbody> </table> <p>Note:</p> <ol style="list-style-type: none"> 1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1. 2. Land uses not listed in Section 5.0, which are listed as ‘x’ uses under the Scheme in the Mixed Use zone, are ‘x’ uses within the Precinct. Land uses listed in the Scheme in the Mixed Use zone as ‘P’, ‘D’ or ‘A’, but not listed in Section 4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme. 	PRECINCT D LAND USE PERMISSIBILITY TABLE		‘P’ Uses’	‘D’ Uses	<ul style="list-style-type: none"> • Aged or Dependent Persons’ Dwelling • Ancillary Accommodation • Display Home Centre • Grouped Dwelling • Home Business – Cat 1 • Home Business – Cat 2 • Home Business - Cat 3 • Multiple Dwelling • Nursing Home • Single House 	<ul style="list-style-type: none"> • Art Galley • Beauty Parlour • Bed & Breakfast • Car Park • Child Care Centre • Civic Building • Club (non-residential) • Consulting Room • Corner Store • Costume Hire • Education Establishment • Hairdresser • Hall • Kindergarten • Mast or Antenna • Medical Centre • Office • Residential Building • Restaurant • Retirement Village
PRECINCT D LAND USE PERMISSIBILITY TABLE							
‘P’ Uses’	‘D’ Uses						
<ul style="list-style-type: none"> • Aged or Dependent Persons’ Dwelling • Ancillary Accommodation • Display Home Centre • Grouped Dwelling • Home Business – Cat 1 • Home Business – Cat 2 • Home Business - Cat 3 • Multiple Dwelling • Nursing Home • Single House 	<ul style="list-style-type: none"> • Art Galley • Beauty Parlour • Bed & Breakfast • Car Park • Child Care Centre • Civic Building • Club (non-residential) • Consulting Room • Corner Store • Costume Hire • Education Establishment • Hairdresser • Hall • Kindergarten • Mast or Antenna • Medical Centre • Office • Residential Building • Restaurant • Retirement Village 						

TABLE 6 – PLANNING REQUIREMENTS FOR PRECINCT E

In addition to the provisions of Table 1, the provisions of Table 6 apply to the area shown as Precinct E on Plan 1. Notwithstanding the provisions of Table 6, development requirements not specified within Table 6 are to be consistent with the provisions of the Mixed Use zone under the Scheme.

1.0 Precinct Specific Objectives	<p><i>Precinct E allows for intensive land uses consistent with the principles of transit oriented development. The PTA at-grade park and ride is a short term use that will ultimately be redeveloped to maximize activity and use adjoining the Butler rail station.</i></p> <p>1.1 To facilitate and encourage future development above and around the park and ride to accommodate development and uses consistent with transit oriented development principles.</p> <p>1.2 Allow for park and ride and associated facilities to be located adjoining the Butler rail station in the short term.</p> <p>1.3 Require safe and secure direct pedestrian connections to the station from surrounding uses.</p>
2.0 Requirement for Local Development Plans	<p>2.1 A LDP is not required for development associated with the rail station and park and ride land use. Notwithstanding this, a development application is required for the continued use of the park and ride beyond 2019.</p> <p>2.2 A LDP is required for development not associated with the park and ride.</p>
3.0 Information to be provided in Precinct E Local Development Plans	<p>In addition to the information requirements of Table 1 the following additional information is required to be submitted on a LDP in Precinct E:</p> <p>3.1 Details as to the proposed development of public spaces, including soft and hard landscape treatments.</p> <p>3.2 Footpaths and pedestrian connections to the rail station and Precinct A.</p>
4.0 Development Standards	<p>Where a LDP is required in Precinct E, the following development standards shall apply to LDPs and development applications in addition to the requirements of the Scheme and general development standards set out under Table 1:</p>

Setbacks

- 4.1 A minimum 2m setback and a maximum setback of 3m applies to buildings fronting the street, a nil minimum setback applies to verandas. This setback may be varied to allow for building articulation or architectural features that contribute positively to the streetscape.
- 4.2 Buildings are permitted to have a nil setback to the principal pedestrian connection identified on Plan 1.

Building Design

- 4.3 A covered pedestrian walkway is to be provided to the front façade of buildings adjoining the street. The awning shall be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and maximum of 4.5m and a minimum of 2.5m deep.
- 4.4 The principal pedestrian access to tenancies directly adjoining the street is to be from the street.
- 4.5 The principal pedestrian access to tenancies directly adjoining the principal pedestrian connection identified on Plan 1 is to be from the pedestrian connection.
- 4.6 No maximum building height applies.
- 4.7 To ensure unobstructed views to the street and principal pedestrian connection from the ground floor, elevations of non-residential buildings are to be glazed to a minimum of 60% of the building frontage with a visually permeable material. This is measured as a proportion of the total building ground floor front elevation. All glazing shall meet energy efficiency requirements and BCA standards

Carparking

- 4.8 On site car parking is not to be located between the building and the street, with large areas of parking predominately sleeved behind buildings fronting the street.
- 4.9 On street car parking is to be provided where possible.

<p>5.0 Land Use Permissibility</p>	<p>5.1 Land use permissibility within Precinct E shall be in accordance with the Precinct E Land Use Permissibility Table below and the following provisions.</p> <p style="padding-left: 40px;">5.1.1 The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <p style="padding-left: 40px;">5.1.2 Notwithstanding the provisions of the Precinct E land use permissibility table, 'showroom' is only a permitted use where the gross retail floorspace does not exceed 400 m².</p> <table border="1" data-bbox="491 680 1410 2016"> <thead> <tr> <th colspan="2" data-bbox="491 680 1410 719">PRECINCT E LAND USE PERMISSIBILITY TABLE</th> </tr> <tr> <th data-bbox="491 719 954 748">'P' Uses'</th> <th data-bbox="954 719 1410 748">'D' Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="491 748 954 2016"> <ul style="list-style-type: none"> • Amusement Facility / Parlour • Ancillary Accommodation • Art Gallery • Auction Room • Bakery • Bank • Beauty Parlour • Car Park • Child Care Centre • Cinema • Cinema Complex • Civic Building • Consulting Room • Convenience Store • Corner Store • Costume Hire • Display Home Centre • Drive Through Outlet • Grouped Dwelling • Hairdresser • Home Business – Cat 1 • Home Business - Cat 2 • Home Business – Cat 3 • Hotel • Laundromat • Laundry • Liquor Store • Medical Centre • Multiple Dwelling • Office • Pharmacy • Public Exhibition Facility • Reception Centre • Recreation Centre • Restaurant • Shop • Take Away Food Outlet </td> <td data-bbox="954 748 1410 2016"> <ul style="list-style-type: none"> • Aged or Dependent Persons' Dwelling • Bed & Breakfast • Club (non-residential) • Department Store • Drive in Theatre • Dry Cleaning Premises • Education Establishment • Funeral Parlour • Hall • Hardware Store • Hospital • Kindergarten • Lunch Bar • Market (retail) • Mast or Antenna • Motel • Night Club • Place of Assembly • Place of Worship • Private Recreation • Residential Building • Restricted Premises • Retirement Village • Showroom • Small Bar¹ • Stall-General • Tavern • Telecommunications Infrastructure • Theatre • Trade Display • Veterinary Consulting Rooms • Veterinary Hospital </td> </tr> </tbody> </table>	PRECINCT E LAND USE PERMISSIBILITY TABLE		'P' Uses'	'D' Uses	<ul style="list-style-type: none"> • Amusement Facility / Parlour • Ancillary Accommodation • Art Gallery • Auction Room • Bakery • Bank • Beauty Parlour • Car Park • Child Care Centre • Cinema • Cinema Complex • Civic Building • Consulting Room • Convenience Store • Corner Store • Costume Hire • Display Home Centre • Drive Through Outlet • Grouped Dwelling • Hairdresser • Home Business – Cat 1 • Home Business - Cat 2 • Home Business – Cat 3 • Hotel • Laundromat • Laundry • Liquor Store • Medical Centre • Multiple Dwelling • Office • Pharmacy • Public Exhibition Facility • Reception Centre • Recreation Centre • Restaurant • Shop • Take Away Food Outlet 	<ul style="list-style-type: none"> • Aged or Dependent Persons' Dwelling • Bed & Breakfast • Club (non-residential) • Department Store • Drive in Theatre • Dry Cleaning Premises • Education Establishment • Funeral Parlour • Hall • Hardware Store • Hospital • Kindergarten • Lunch Bar • Market (retail) • Mast or Antenna • Motel • Night Club • Place of Assembly • Place of Worship • Private Recreation • Residential Building • Restricted Premises • Retirement Village • Showroom • Small Bar¹ • Stall-General • Tavern • Telecommunications Infrastructure • Theatre • Trade Display • Veterinary Consulting Rooms • Veterinary Hospital
PRECINCT E LAND USE PERMISSIBILITY TABLE							
'P' Uses'	'D' Uses						
<ul style="list-style-type: none"> • Amusement Facility / Parlour • Ancillary Accommodation • Art Gallery • Auction Room • Bakery • Bank • Beauty Parlour • Car Park • Child Care Centre • Cinema • Cinema Complex • Civic Building • Consulting Room • Convenience Store • Corner Store • Costume Hire • Display Home Centre • Drive Through Outlet • Grouped Dwelling • Hairdresser • Home Business – Cat 1 • Home Business - Cat 2 • Home Business – Cat 3 • Hotel • Laundromat • Laundry • Liquor Store • Medical Centre • Multiple Dwelling • Office • Pharmacy • Public Exhibition Facility • Reception Centre • Recreation Centre • Restaurant • Shop • Take Away Food Outlet 	<ul style="list-style-type: none"> • Aged or Dependent Persons' Dwelling • Bed & Breakfast • Club (non-residential) • Department Store • Drive in Theatre • Dry Cleaning Premises • Education Establishment • Funeral Parlour • Hall • Hardware Store • Hospital • Kindergarten • Lunch Bar • Market (retail) • Mast or Antenna • Motel • Night Club • Place of Assembly • Place of Worship • Private Recreation • Residential Building • Restricted Premises • Retirement Village • Showroom • Small Bar¹ • Stall-General • Tavern • Telecommunications Infrastructure • Theatre • Trade Display • Veterinary Consulting Rooms • Veterinary Hospital 						

	<ul style="list-style-type: none">• Video Hire <p>Notes:</p> <ol style="list-style-type: none">1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1.2. Small Bar means premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120.3. Land uses not listed in Section 5.0, which are listed as 'x' uses under the Scheme in the Mixed Use zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Mixed Use zone as 'P', 'D' or 'A', but not listed in the Section 4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme.
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

TABLE 7 – PLANNING REQUIREMENTS FOR PRECINCT F

In addition to the provisions of Table 1, the provisions of Table 7 apply to the area shown as Precinct F on Plan 1. Notwithstanding the provisions of Table 7, development requirements not specified within Table 7 are to be consistent with the provisions of the Business zone under the Scheme.

<p>1.0 Precinct Specific Objectives</p>	<p><i>Precinct F represents the eastern end of the Centre, and provides for a combination of commercial, office and residential mixed use in a linear format along Butler Boulevard. This precinct will evolve over time to connect the transit oriented station precinct to the (future) high traffic environment of the Mitchell Freeway extension.</i></p> <p>1.1 Encourage the extension of linear development of mixed uses along Butler Boulevard.</p> <p>1.2 Provide for flexibility in land use and built form to create a robust statutory environment which will enable the evolution of the precinct over time.</p> <p>1.3 Recognise a broad change in land use and building character type between the transit oriented station precinct and the future high traffic / high exposure access to the Mitchell Freeway extension.</p> <p>1.4 Develop a balanced approach to the location of car parking areas on Butler Boulevard, acknowledging that access to, and visibility of, car parking areas is an important factor for many commercial uses.</p> <p>1.5 Ensure appropriately managed and coordinated access to development from Butler Boulevard.</p> <p>1.6 Recognize the change in land use occurring at the interface of the commercial in Precinct F and residential uses in the adjoining Precinct D.</p>
<p>2 Information to be provided in Precinct F Local Development Plans</p>	<p>In addition to the information requirements of Table 1, the following additional information is required to be submitted on a LDP or development application in Precinct F:</p> <p>2.2 Demonstrate coordinated and consolidated access from Butler Boulevard to parking areas and buildings within each street block;</p>

	<p>2.3 Demonstrate pedestrian connectivity between developments;</p> <p>2.4 Demonstrate coordination of built form within each street block;</p> <p>2.5 Demonstrate provision for service access.</p>
<p>3 Core Precinct Specific Development Standards</p>	<p>In addition to the requirements of Table 1, LDPs and development applications in Precinct F are to be consistent with the following development standards, to the satisfaction of Council:</p> <p><u>Setbacks</u></p> <p>3.2 A minimum nil setback and a maximum 23m setback applies to buildings directly adjoining Butler Boulevard. This setback may be varied to allow for building articulation or architectural features that contribute positively to the streetscape.</p> <p>3.3 An approach which delivers a coordinated setback regime on each street block must be demonstrated.</p> <p><u>Building Design</u></p> <p>3.4 A covered pedestrian walkway is to be provided to the façade of buildings along Butler Boulevard, irrespective of their setback. The awning shall be designed at a pedestrian scale and provide an acceptable degree of shade and shelter. The awning shall be a minimum height of 3.0m and a maximum of 4.5m and a minimum of 2.5m deep.</p> <p>3.5 The principal pedestrian access to tenancies abutting Butler Boulevard (or parking area between the building and Butler Boulevard) is to be from Butler Boulevard.</p> <p>3.6 To ensure unobstructed views to the street, ground floor elevations for non-residential uses to Butler Boulevard are to be glazed to a minimum of 60% of the building frontage with a visually permeable material. This is measured as a proportion of the total building ground floor front elevation. All glazing shall meet energy efficiency requirements and BCA standards.</p> <p>3.7 No maximum building height applies in the area coded Residential R160,</p> <p>3.8 All ground floor dwellings adjoining Butler Boulevard are to be constructed to the following minimum standards:</p> <p style="padding-left: 40px;">3.8.1 Minimum floor to floor height of 3.2m for the ground floor for all ground floor dwellings; and</p>

	<p>3.8.2 Minimal change in level between ground level and the adjacent street, or demonstration of how universal access can be achieved.</p> <p><u>Carparking & Vehicular Access</u></p> <p>3.9 To avoid large areas of car parking adjoining Butler Boulevard, no more than two rows of perpendicular car parking and one access aisle is to be located between the building and Butler Boulevard and / or side streets. Larger areas of car parking are to be predominately screened behind buildings.</p> <p>3.10 Variations to the car parking standards specified under the Scheme for non-residential development to a minimum rate of 1 bay per 40m² will be considered as part of the assessment of the LDP or development application where:</p> <p>3.10.1 development has an active presentation to the public realm;</p> <p>3.10.2 development complies with clause 3.1 above; and</p> <p>3.10.3 car parking access and management allows for reciprocal use.</p> <p>3.11 The carparking variations specified in Cl 3.10 above do not apply to cinema, cinema complex or recreation centre, where carparking provision will be determined in accordance with the provisions of the Scheme.</p>
<p>4 Land Use Permissibility</p>	<p>4.1 Land use permissibility within Precinct F shall be in accordance with the Precinct F Land Use Permissibility Table below and the following provisions:</p> <p>4.1.1 The symbols used in the table have the same meaning as clause 3.2.2 of the Scheme.</p> <p>4.1.2 Notwithstanding the provisions of the Precinct F land use permissibility table, a 'shop' use is only permitted in Precinct F where the net lettable area of the 'shop' tenancy is a maximum of:</p> <p>a. 300m² if located on land immediately adjoining the intersection of Butler Boulevard and Benenden Avenue.</p> <p>b. 300m² if located on land between Benenden Avenue and the rail line.</p>

c. 200m² if located elsewhere within the precinct

PRECINCT F LAND USE PERMISSIBILITY TABLE

'P' Uses ¹	'D' Uses
<ul style="list-style-type: none"> • Amusement Facility / Parlour • Art Gallery • Auction Room • Bakery • Bank • Beauty Parlour • Cinema • Consulting Room • Corner Store • Costume Hire • Display Home Centre • Drive Through Food Outlet • Dry Cleaning Premises • Hairdresser • Hardware Store • Home Business – Cat 1 • Home Business – Cat 2 • Home Business – Cat 3 • Hotel • Laundromat • Laundry • Liquor Store • Lunch Bar • Medical Centre • Multiple Dwelling⁵ • Office • Pharmacy • Public Exhibition Facility • Reception Centre • Recreation Centre • Restaurant • Shop⁶ • Showroom • Take Away Food Outlet • Veterinary Consulting Rooms • Veterinary Hospital • Video Hire 	<ul style="list-style-type: none"> • Aged or Dependent Persons Dwelling • Car Park • Car Wash • Child Care Centre • Civic Building • Club (non-residential) • Convenience Store • Education Establishment • Funeral Parlour • Hall • Hire Service • Hospital • Industry – Light⁴ • Kindergarten • Landscape Supplies • Market (retail) • Mast or Antenna • Motel • Night Club • Open Air Display • Place of Assembly • Place of Worship • Plant Nursery • Private Recreation • Residential Building • Restricted Premises • Road House • Service Station • Small Bar² • Stall-General • Tavern • Telecommunications Infrastructure • Theatre • Trade Display • Vehicle Sales / Hire Premises • Warehouse

Notes:

1. A change in land use may be permitted without planning approval where it complies with cl. 5.0 of Table 1.
2. Small Bar means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120.
3. Land uses not listed in Section 4.0, which are listed as 'x' uses under the Scheme in the Business zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Business zone as 'P', 'D' or 'A', but not listed in Section 4.0, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme.
4. Industry-Light use may only be considered within Sub-Precinct F-a

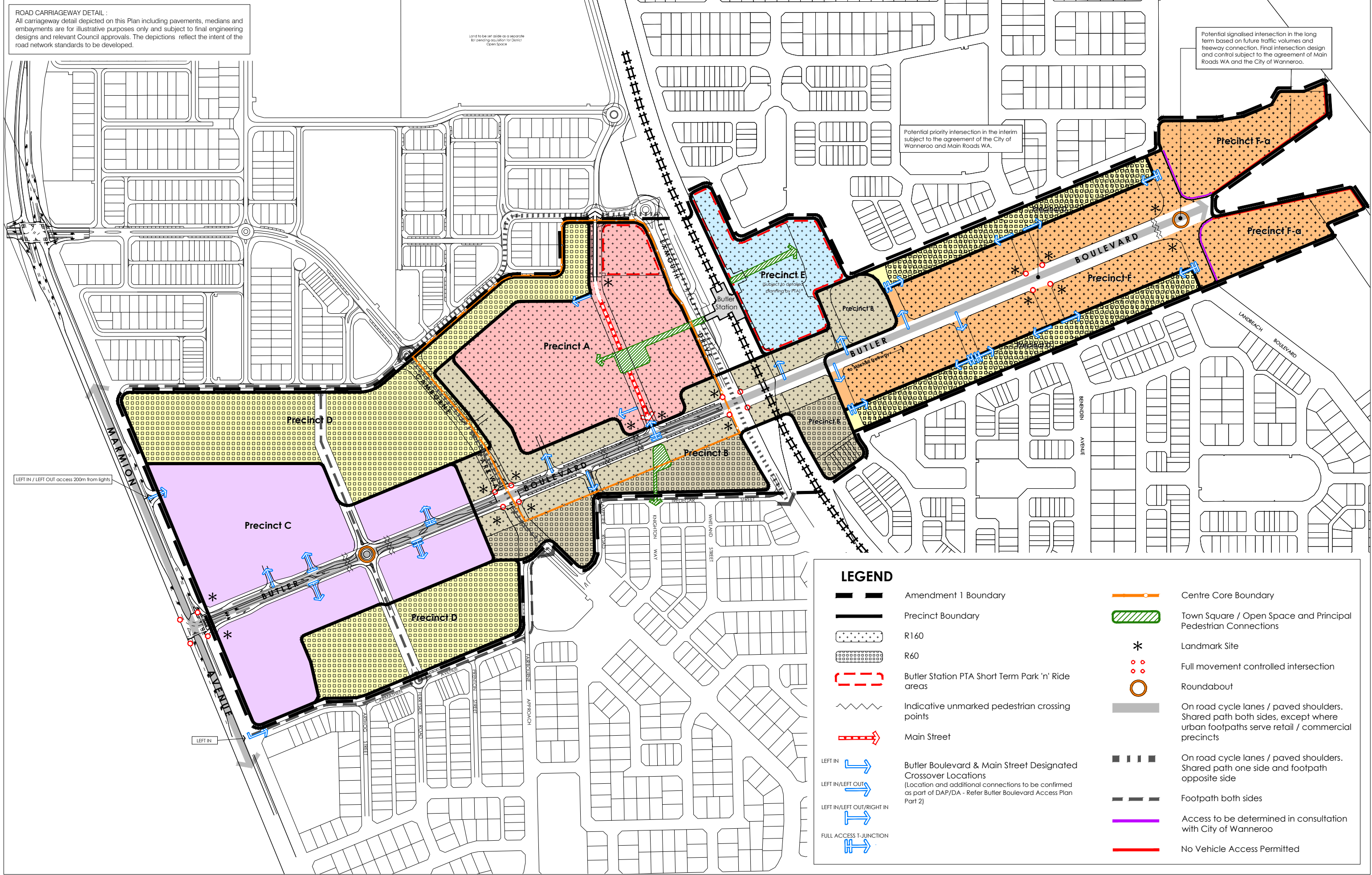
	<p>5. Multiple Dwellings are Discretionary ('D') within Sub-Precinct F-a 6. Subject to Clause 4.1.2 of Table 7</p>
--	------------------------------------------------------------------------------------------------------------------------

ROAD CARRIAGEWAY DETAIL :
 All carriageway detail depicted on this Plan including pavements, medians and embayments are for illustrative purposes only and subject to final engineering designs and relevant Council approvals. The depictions reflect the intent of the road network standards to be developed.

Land to be set aside as a separate lot pending acquisition for District Open Space

Potential signalled intersection in the long term based on future traffic volumes and freeway connection. Final intersection design and control subject to the agreement of Main Roads WA and the City of Wanneroo.

Potential priority intersection in the interim subject to the agreement of the City of Wanneroo and Main Roads WA.



LEFT IN / LEFT OUT access 200m from lights

LEFT IN

LEGEND

	Amendment 1 Boundary		Centre Core Boundary
	Precinct Boundary		Town Square / Open Space and Principal Pedestrian Connections
	R160		Landmark Site
	R60		Full movement controlled intersection
	Butler Station PTA Short Term Park 'n' Ride areas		Roundabout
	Indicative unmarked pedestrian crossing points		On road cycle lanes / paved shoulders. Shared path both sides, except where urban footpaths serve retail / commercial precincts
	Main Street		On road cycle lanes / paved shoulders. Shared path one side and footpath opposite side
	Butler Boulevard & Main Street Designated Crossover Locations (Location and additional connections to be confirmed as part of DAP/DA - Refer Butler Boulevard Access Plan Part 2)		Footpath both sides
	LEFT IN / LEFT OUT		Access to be determined in consultation with City of Wanneroo
	LEFT IN / LEFT OUT / RIGHT IN		No Vehicle Access Permitted
	FULL ACCESS T-JUNCTION		

