

Central Park Structure Plan

Structure Plan Text and Design Guidelines

Final (Incorporating Modification No 2)
February 2017

Record of Adoption

Stage	Document Version No	Document Date	Approval Date
ODP Approval	N/A	July 2012 (Plan Only)	4 April 2012
ODP Text	1	December 2013	11 December 2013 (City of Mandurah)

Schedule of Modifications

Stage	Document Version No	Document Date	Approval Date
1. Adoption of Design Criteria	2	February 2013	18 February 2014 (WAPC)
2. Modifications to Structure Plan layout	3	February 2017	14 February 2017

This structure plan is prepared under the provisions of the City of Mandurah District Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

18 February 2014

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

Amendment No.	Amendment summary	WAPC endorsed date
1	Minor modificaitons to the structure plan map to extend POS and remove notation relating to the removal of a round about. Inclusion of additioanl clause in Part 1 'Subdivison and Development Requirements'. Minor administriative changes to increase consistency with the Planning Regulations	07-April-2017

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1. Introduction

1.1 Application

This Structure Plan Text and Design Guidelines form part of the approved Structure Plan for Central Park, providing design guidelines and development standards for the Structure Plan area.

1.2 Relationship to Town Planning Scheme No 3

The provisions of this structure plan relating to desired urban form, development standards and land use permissibility are indicative only and do not have the force and effect of scheme provisions. This will continue to be the case unless the provisions of the structure plan are incorporated into Scheme 3 by way of a local planning scheme amendment. Nevertheless, due regard shall be given to the structure plan in the determination of any subdivision and development applications.

If the provisions of this Structure Plan are at variance with a requirement of a Local Planning Policy, the Structure Plan provisions shall prevail.

Should there be no reference contained within this Structure Plan to a specific criteria related to a particular development, then in accordance with Scheme 3, reference should be made to a corresponding zone or zones included within Scheme 3, where applicable.

The standards and guidelines provided in the Structure Plan shall apply throughout the Structure Plan Area unless they are not applicable for that particular development (e.g. a commercial requirement for a residential development).

For any development within the Structure Plan Area, the priority shall be given to achieving quality built form outcomes as opposed to compliance with development standards.

1.3 Format of Structure Plan Text

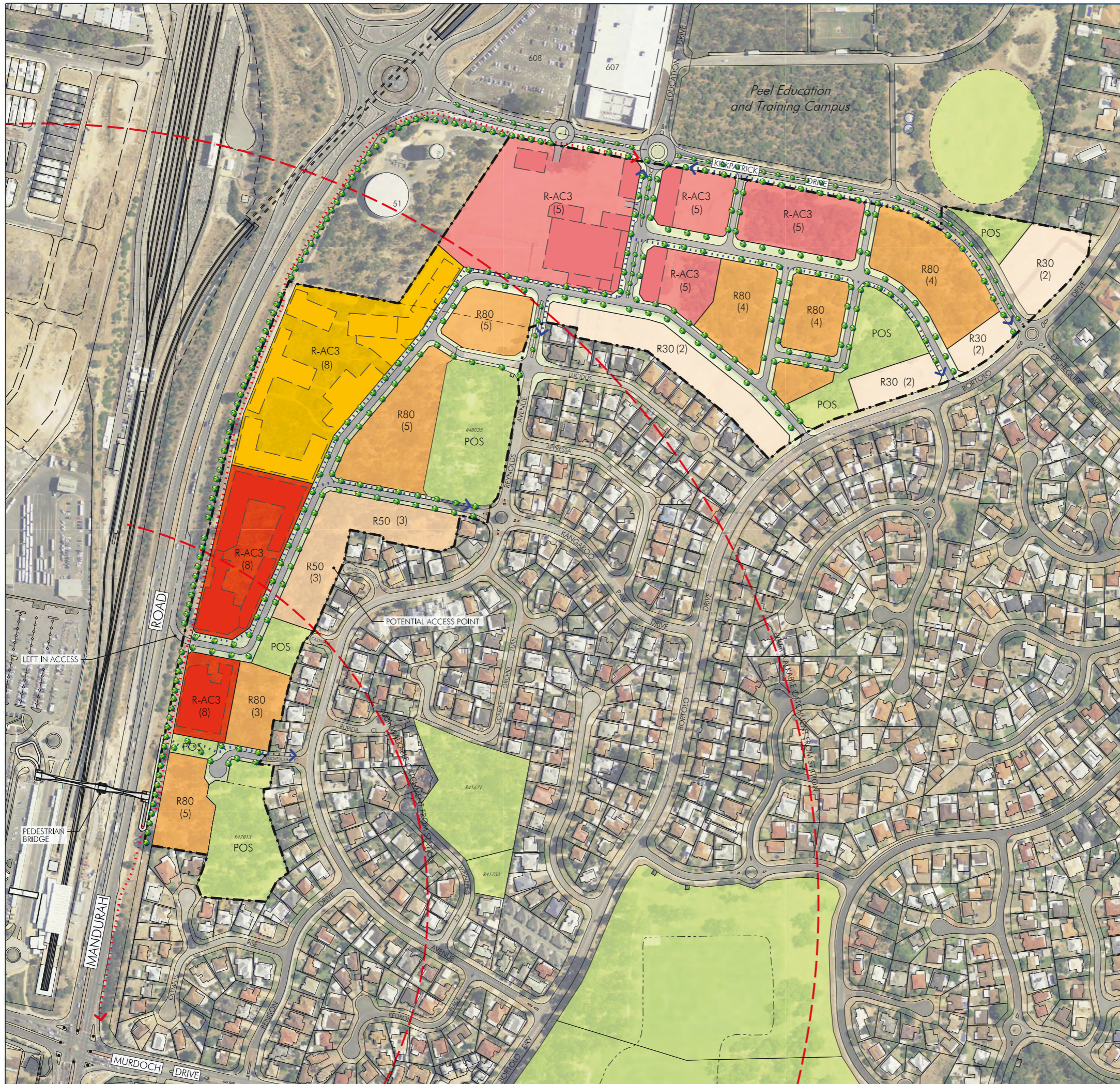
1.3.1 Commercial / Business, Mixed Use Commercial and Local Centre

Part Two of this Structure Plan Text apply to the Commercial / Business, Mixed Use Commercial and Local Centre sub-precincts of the Structure Plan.

1.3.2 Residential Subdivision and Development Requirements

Provisions relating to the Residential sub-precincts on the Structure Plan shall be dealt with by the Residential Zone provision of Scheme 3, the Residential Design Codes or Local Development Plans as required by conditions of subdivision approval unless otherwise noted on the Structure Plan and the following:.

- (a) A minimum density code of R60 applies to the southernmost 'Residential R80' site for the purpose of assessing grouped or multiple dwelling development applications.
- (b) Any application relating to the Residential R80 site abutting Reserve 48035 that, in the opinion of the City and/or the WAPC, facilitates subdivision and/or development for single or grouped dwelling purposes may require a lower order road be provided on the R80 site abutting the Reserve 48035.



Vision / Objective

To create a sustainable, vibrant & connected urban environment that promotes a strong sense of place for residents and broader community.

Plan Legend

- Commercial Business (*)
- Mixed Use Commercial (*)
- Local Centre (*)
- Residential R80
- Residential R50
- Residential R30
- (*) Structure Plan Locations Subject to Design Guidelines
- (3) Max Building Heights (Storeys)
- Public Open Space
- Existing Shared Paths
- Shared Paths to be Provided
- Structure Plan Boundary

Residential Coding

Applications for subdivision shall demonstrate that minimum densities of between 30-40 dwellings per site hectare are being delivered across the Structure Plan area

Deed of Agreement

The proponent shall enter into a legal agreement with the Council in relation to the following issues:

- 50% developer contributions (to a maximum of \$2.5m) toward the construction of a grade separate crossing between the Structure Plan Area and the Mandurah Transit Station.
- Provision of a Minimum 10 Affordable Housing Units.
- Provision of 300 One/Two Bedroom apartments.
- Provision of 12,000 Square Metres of Office Space.
- Public Art Contribution for Each Building of 6 or More Storeys to the Value of 1% of the Construction Cost.

Management Plans

The following Management Plans will be required to be prepared, approved and implemented to the specification and satisfaction of the City of Mandurah prior to the subdivision or development:

- Tree Management Plan
- Vegetation Retention and Landscaping Plan
- Urban Water Management Plan
- Mosquito Management Plan
- The developer is required to liaise with a City of Mandurah approved fauna relocation officer to arrange for the identification and relocation of any wildlife on the subject land in accordance with the requirements of the Wildlife Conservation Act 1950 (as amended), prior to any development being undertaken.

Plan to be read in conjunction with Structure Plan Text and Design Guidelines

Structure Plan adapted from TPG Plan (Plan Dated July 2011)

Details shown on the Structure Plan are indicative only and subject to detailed design of infrastructure, lot layout and building design as required by Design Guidelines



2. Sub-Precinct Design Guidelines

2.1 Commercial Business

2.1.1 Land Use

The following uses shall be permitted within the sub-precinct area (P) uses:

- Child Care Premises (Ground Level Only)
- Consulting Rooms
- Dwelling (Above Four Storeys)
- Health Studio
- Medical Centre
- Office
- Restaurant (Ground Level Only)
- Shop (Ground Level Only)

2.1.2 Residential Density

As shown on Structure Plan

2.1.3 Development Height

As shown on Structure Plan

2.1.4 Car Parking Requirements

Residential Uses	Single Dwellings: 1 bay per dwelling; Multiple/Grouped Dwellings: 1.2 bays per dwelling
Office Uses	1 bay per 45 square metres GLA (60% for Tenants; 40% for Visitors)
Retail Uses	1 bay per 30 square metres GLA (10% for Tenants; 90% for Visitors)

Note: Discretion required in allocated parking ratios between office uses and retail uses based on general length of stay of occupiers and visitors to commercial premises.

2.1.5 Further Details

Additional details relating to the following required as a condition of subdivision approval or prior to the lodgement of a development application within the sub-precinct covering the following matters:

- Building Envelopes and Setbacks
- Site Layout
(Vehicular, Cycle Access and Parking; Private Open Space; Services; Storage Areas; Waste Management)
- Design of Buildings
(Orientation; Landscaping; Levels; Lighting; Fencing)
- Signage
- Noise Attenuation
- Matters relating to Environmentally Sustainable Design performance criteria.

2.2 Mixed Use Commercial

2.2.1 Land Use

The following uses shall be permitted within the sub-precinct area (P) uses:

- Child Care Premises (Ground and Podium Levels)
- Consulting Rooms (Ground and Podium Levels)
- Dwelling
- Health Studio (Ground and Podium Levels)
- Medical Centre (Ground and Podium Levels)
- Office
- Restaurant (Ground and Podium Levels)
- Shop (Ground and Podium Levels)

2.2.2 Residential Density

As shown on Structure Plan.

2.2.3 Development Height

As shown on Structure Plan.

2.2.4 Car Parking Requirements

Residential Uses	Single Dwellings: 1 bay per dwelling; Multiple/Grouped Dwellings: 1.2 bays per dwelling
Office Uses	1 bay per 45 square metres GLA (60% for Tenants; 40% for Visitors)
Retail Uses	1 bay per 30 square metres GLA (10% for Tenants; 90% for Visitors)

Note: Discretion required in allocated parking ratios between office uses and retail uses based on general length of stay of occupiers and visitors to commercial premises.

2.2.5 Further Details

Additional details relating to the following required as a condition of subdivision approval or prior to the lodgement of a development application within the sub-precinct covering the following matters:

- Building Envelopes and Setbacks
- Site Layout
(Vehicular, Cycle Access and Parking; Private Open Space; Services; Storage Areas; Waste Management)
- Design of Buildings
(Orientation; Landscaping; Levels; Lighting; Fencing)
- Signage
- Noise Attenuation
- Matters relating to Environmentally Sustainable Design performance criteria.

2.3 Local Centre

2.3.1 Land Use

The following uses shall be permitted within the sub-precinct area (P) uses:

- Child Care Premises
- Consulting Rooms
- Convenience Store
- Dwelling
- Health Studio
- Liquor Store
- Medical Centre
- Office
- Café / Restaurant
- Service Station
- Shop
- Take Away Food Outlet
- Tavern

2.3.2 Residential Density

As shown on Structure Plan.

2.3.3 Development Height

As shown on Structure Plan.

2.3.4 Car Parking Requirements

Residential Uses	Single Dwellings: 1 bay per dwelling; Multiple/Grouped Dwellings: 1.2 bays per dwelling
Office Uses	1 bay per 45 square metres GLA (60% for Tenants; 40% for Visitors)
Retail Uses	1 bay per 30 square metres GLA (10% for Tenants; 90% for Visitors)

Note: Discretion required in allocated parking ratios between office uses and retail uses based on general length of stay of occupiers and visitors to commercial premises.

2.3.5 Built Form Codes

The provisions of the Codes have been guided by the coastal nature of the site and contemporary best practice for the delivery of sustainable mixed-use communities. The overarching building design objectives are outlined below:

- High quality design providing lasting outcomes for future generations.
- Individuality in buildings to provide interest while maintaining a cohesive overall development.
- Articulation and detail to lower level building facades to provide richness and enhance the sense of place.

(a) Building and Site Layout and Architectural Expression

Design Intent

Architectural quality and execution contributes to, and helps to define, the character of the public domain. Buildings shall demonstrate high quality design – employing composition, proportion and balance in the design. Visual interest results from well-considered use of a variety of materials and textures, and the articulation of the building form and mass. The use of textures, materials and colour should be used to articulate the facade, internal layout and reflect the structure rather than applied as decoration.

The design of the buildings shall respond to the Central Park urban location both in design response and through the appropriate choice of materials and finishes for longevity and maintenance. Additionally, the use of colour, texture and palette derived from the natural environment should inform the aesthetic response.

The layout should generally be in accordance with the site plan and elevations provided which addresses building location, vehicular and pedestrian access, car parking, building orientation, service and storage areas and other such matters.

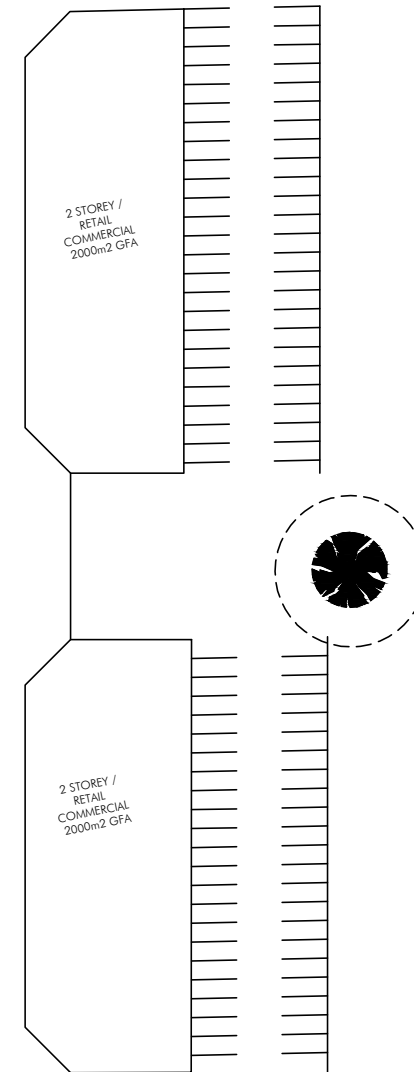
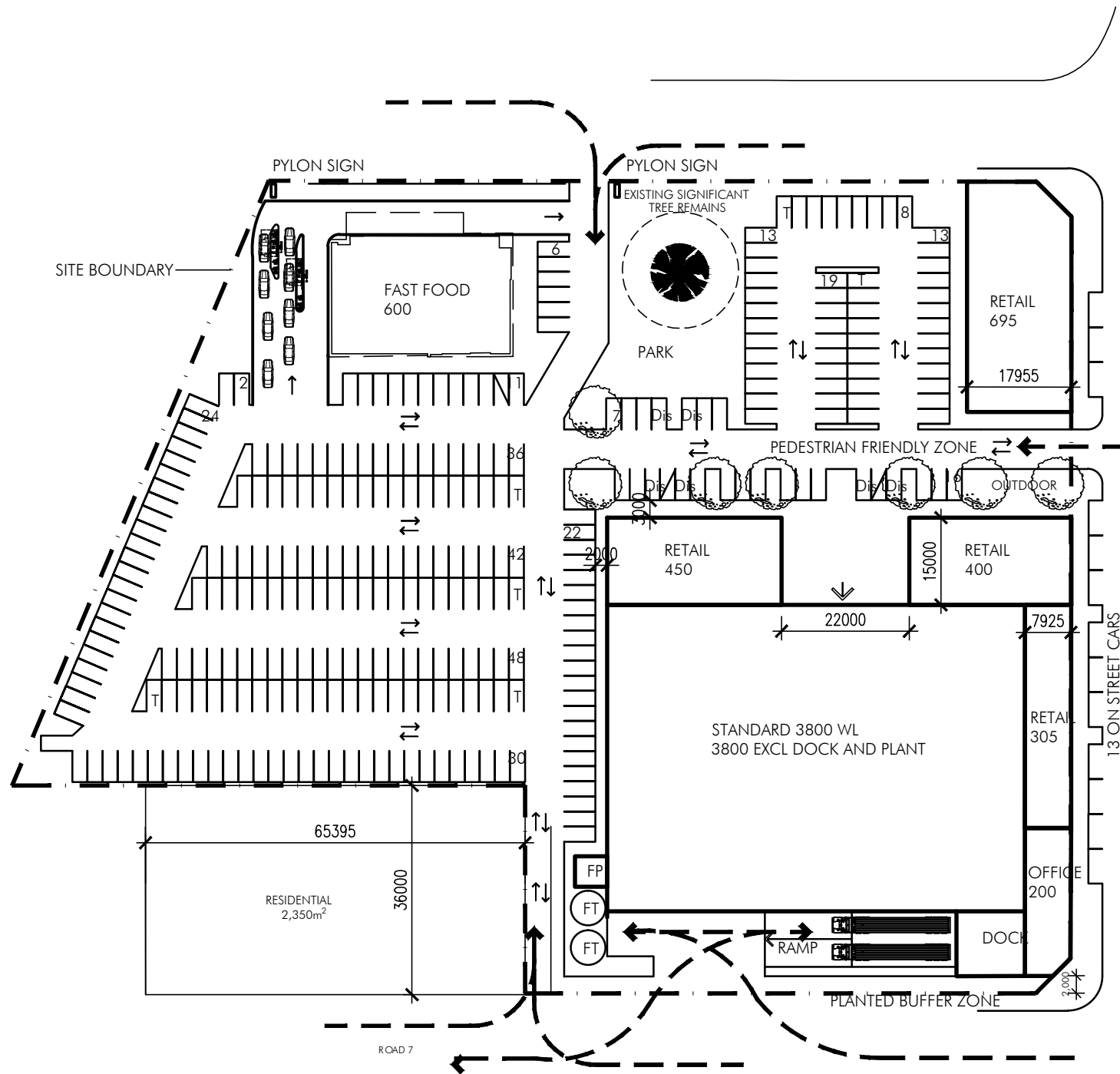
Objective

To achieve high quality design that reflects and responds to the environment and the creation of a unique urban village;

Design Requirements

- High quality design which includes well considered functionality, composition, proportion, material selection and detailing;
- Innovative and contemporary design is encouraged;
- On-site car parking and service areas shall be located away from the main street edge to minimise adverse impacts to residential uses and maintain streetscape appeal;
- The design of car parking areas shall include well designed landscaping.

AREAS	
SITE	19,866m ²
WOOLWORTHS	3,600m ²
OFFICE	200m ²
RETAIL	1865m ²
FAST FOOD	600m ²
TOTAL	6,265m ²
ON SITE CAR PARKS	296
ON STREET CAR PARKS	13
TOTAL CAR PARKS	309
CAR PARK RATIO	4.9/100



ON STREET PARKING LAYOUT TO BE CONFIRMED

ARCHITECTURE
INTERIOR DESIGN
BUILDING SERVICES

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MANDURAH

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(b) Street Edges and Corners

Design Intent

Corner buildings provide a transition between streets and define the public realm at intersections. The corner may be emphasised by height, form or feature elements.

Objectives

- To reinforce the street edge at corners;
- To ensure building design considers the site truncation by way of design and detail;
- To ensure appropriate design of corners to ameliorate wind conditions at ground level.

Design Requirements

- All activated street elevations, shall be considered as primary frontage and designed with articulation and detailing.
- The Supermarket elevation with the loading dock to (proposed) Road 7 is not considered a primary frontage.

(c) Frontage and Articulation

Design Intent

Design and articulation at street level helps to provide for a vibrant and stimulating pedestrian experience. At street level, the building frontage of commercial and retail tenancies should be designed to address the street via entries, windows and displays. The structural grid of the building should be designed to allow for a range of retail and commercial floor plate sizes.

Objectives

- To create a vibrant and stimulating pedestrian experience;
- To create opportunity for passive surveillance of the public realm contributing to the sense of safety;
- To ensure retail and commercial tenancies contain active window frontages that are transparent (partially revealing the tenancy behind) and address the street and car park.

Design Requirements

- For non-residential uses, provide building frontage to as much as possible of the lot boundary facing the main street.
- Glazing to retail and commercial tenancies to the street frontage at ground level shall have a head height of 3m to 3.6m high where practicable and finish to the underside of the awning.
- Tenancies facing activated street frontages should maximize clear glazing and visual permeability.
- Large format shops shall be designed to break down their scale with façade articulation or use of adjacent smaller tenancies.

Figure 3 Local Centre Main Street Perspectives



(d) Noise Attenuation

Design Intent

It is likely and should be generally accepted that some noise will be experienced in association with the active mixed-use zones. However, is important to ensure a reasonable level noise attenuation to provide a high level of amenity within a development.

Objective

To provide a high level of amenity for residential dwellings by managing noise generating non-residential uses.

Design Requirements

An acoustic report (including a noise management plan) for any noise generating use reasonable expected, to be measured at the boundary, shall be submitted with an application for planning approval.

(e) Building Openings

Design Intent

The number, placement, proportion and detail of windows and openings can assist in articulating the facade and are important elements within the design. In large-scale developments, where repetition within the facade occurs, window design and placement should be well considered to avoid the appearance of blank facades. The use of shading devices such as eaves, awnings and external louvers can provide protection from the natural elements and provide definition to the building.

Objectives

- To ensure well considered placement and design of windows and openings within the building facade;
- To ensure window detailing and opening placement is detailed;
- To encourage passive surveillance over the public realm;
- To provide protection to west and east-facing openings from summer sun where possible.

Design Requirements

- Service and wet area openings shall be integrated into the building facade design and shall be well designed if visible from the public realm.
- Glazing is to be transparent unless required for ESD or solar issues;
- Roller shutters over windows are not permitted to address the primary street frontages;
- Integrated sun protection in the form of louvers or awnings is encouraged;
- Interesting, well considered punctuation of building elevations with openings that respect and contribute to building design is sought.

(f) Awnings and Canopies

Design Intent

Awnings and canopies provide protection from sun, rain and wind, encourage pedestrian activity and create opportunities for extending retail activities to footpaths such as dining and vendor activities. They also create an intimacy of space. The design of the awning and canopy can provide identity and detail to

a building. Awnings and canopies can be used to emphasise corners and define entry foyers to upper levels via accentuated height or a variation in design. Awnings such as shading over windows are encouraged to add interest and expression to the building's architecture and improve its energy efficiency. The buildings on the main street are required to provide pedestrian cover.

Objectives

- To provide continuous shelter along the street edge on nominated streets;
- To encourage pedestrian activity as part of an activated built form environment.

Design Requirements

- Continuous pedestrian cover shall be provided along the Main Street where bounded by buildings;
- Provide shelter over building entries to define the entry;
- Interesting design, integral to the design and finish of the building/development, is required;
- Monotonous canopy design is not permitted to the entire Main Street frontage but continuity in the overall development is sought;
- Dimensions for canopy design are 3-3.6m high and minimum 2.7m wide subject to detailed design consideration are recommended.

(g) Signage

Design Intent

Signage is important for way finding and for business identification, its design should be considered early in the design process to ensure it is compatible with the building design and streetscape character. Signage design should consider scale and proportion of the development and information hierarchy within the street context without obscuring or dominating important views.

Objective

To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.

Design Requirements

- Major signage is to be considered as a design component of the building.

- Individual tenant signage within a single development is to be consistent in size and location.
- Street numbering is to be provided on the building's front façade.
- Freestanding pylon signage is only permitted on Kirkpatrick Drive.

(h) Building Materials

Mandurah is a coastal town in a climate with hot summer days; therefore the choice of external materials should be taken into consideration.

Building products should be durable, structurally robust, UV stable, and noiseless in the event of storm conditions; they should retain their integrity at a mature stage of development.

A schedule of proposed exterior colours and materials is to accompany applications for planning approval.

(i) Services

All services located on the roof (e.g. air-conditioners, satellite dishes, etc) shall be designed to be integrated into the roof design and shall be screened from views from the public realm.

2.4 Unlisted Uses

Where a use is not listed in sub-precinct zones, there may be examples where a land use is:

- (c) Listed in another zone within Scheme 3; or
- (d) Is not listed in Table 1 or Scheme 3;

In these circumstances, Council may, notwithstanding any other provision of Scheme 3:

- (e) Determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted; or
- (f) Determine that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the 'SA' procedures of Clause 7.3 of Scheme 3 in considering an application for planning approval; or
- (g) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted.