Local Planning Policy - Non-Residential and Mixed Use Development

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy - Non-Residential and Mixed Use Development.

2. Purpose

The City of South Perth (the City) supports the development of high quality, vibrant mixed use centres that provide economic, environmental and social benefits to the community through the provision of employment, retail and housing opportunities. The purpose of this policy is provide a framework for the assessment of applications for non-residential and mixed use developments within Local Centre, Neighbourhood Centre and Mixed Use zones.

3. Application

3.1. This policy applies to all non-residential development and the non-residential component of any mixed use development proposal in Local Centre, Neighbourhood Centre and Mixed Use zones.

3.2. Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

4. Objectives

4.1. To encourage vibrant and attractive commercial and mixed use developments that are well designed, with functional and efficient buildings and site layouts.

4.2. To promote high quality architectural built form that makes a positive contribution to the streetscape and enhances the visual character of the area.

4.3. To facilitate appropriate development which generates employment opportunities and supports local and economic growth.

4.4. To ensure building frontages at the street level assist in the creation of safe built environments through use of internal and external lighting, encouraging visual interest and opportunities for passive surveillance.

5. Development requirements

5.1 Primary Controls

5.1.1 Buildings shall generally be designed in accordance with the building height, street and side setback, plot ratio (if applicable), site cover (if applicable) and overshadowing requirements of the Residential Design Codes (R-Codes) with regard to the assigned density code.

5.1.2 For the purposes of 5.1.1, R-Codes Volume 1 Part C applies to land coded less than R80 and the R-Codes Vol.2 applies to land coded R80 and above.

5.2 Building Design

5.2.1 The facades of all buildings facing the public realm shall be articulated and use a variety of materials. Reflective glazing will not be permitted.

5.2.2 The ground floor level facades of all buildings facing the public realm shall be constructed of brick, glass, stone, masonry or concrete, unless otherwise approved by the City.

5.2.3 Concrete walls that are visible from an adjoining property or public realm must be appropriately painted, or treated and provided with an articulated or detailed finish.

5.2.4 Building entrances must be clearly defined and easily identifiable from the street and public realm.

5.2.5 Where a nil street setback is proposed, buildings must provide a continuous pedestrian awning along all street frontages to a minimum depth of 1.5m.

5.2.6 Measured from the finished floor level to finished ceiling level, minimum floor to ceiling heights to be provided are:

(a)   Ground floor - 3.5m;

(b)   Above ground floor - 3.0m.

5.2.7 In considering ground floor maximum floor to ceiling height, the City will have regard to development providing appropriate pedestrian scale and pedestrian shelter.

5.2.8 At the ground level, buildings should address the primary street with a primary entrance and a commercial facade that is transparent over at least 50% of the area of the façade.

5.2.9 Entries and window frontages of ground floor tenancies that face the public realm must not be covered, closed or screened off (including by means of dark tinting, shutters, signage, curtains, blinds, roller doors or similar), to ensure that an active frontage is provided to the development.

5.2.10 The development is to incorporate clear pedestrian paths that are separate to areas for vehicle access and car parking.

5.3 Fencing and Screening

5.3.1 Other than fencing on lot boundaries or for residential development, fencing is generally not permitted.

5.3.2 Where fencing is supported by the City, any fence located between the street alignment and buildings facing public streets must be visually permeable above 750mm from natural ground level and must have a maximum height of 1.8m from natural ground level.

5.4 Landscaping

5.4.1 A minimum of 10% of the site area shall be landscaped.

5.4.2 Landscaping shall generally be located in street setback areas, and along side boundaries which adjoin Residential zoned land.

5.4.3 Landscaping shall include existing and new trees in accordance with Table 1. Tree sizes and associated deep soil area to be provided in accordance with R-Codes Vol.2.

Table 1: Tree Provision requirements

Site Area	Minimum requirements for trees
Less than 700m^2	1 medium tree and small trees to suit area
700 – 1,000m^2	2 medium trees; Or 1 large tree and small trees to suit area
> 1,000m^2	1 large tree and 1 medium tree for each additional 400m^2 in excess of 1,000m^2; Or 1 large tree for each additional 900m^2 in excess of 1,000m^2 and small trees to suit.

5.4.4 All development applications shall include a landscaping plan on lodgement to the City.

5.5 Servicing

5.5.1 All service areas and service related structures (including antennae, satellite dishes and air-conditioning units), must be designed to be located behind the street setback away from public view, and/or screened.

5.5.2 Exhaust facilities must be designed in accordance with Australian Standard AS 1668.2—2002 - The Use of Ventilation and Air Conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Containment Control (excluding requirements for the health aspects of tobacco smoke exposure) and be fitted with filtration and odour suppression devices.

5.6 Lighting

5.6.1 All lighting shall be LED lighting and installed in accordance with Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

5.6.2   Areas under publicly accessible awnings and adjacent to rear laneways shall be provided with safe and secure lighting.

5.7   Traffic

5.7.1   Applications shall be accompanied by a Traffic Impact Statement or Traffic Impact Assessment in accordance with WAPC's Transport Impact Assessment Guidelines.

5.8   Noise Management

5.8.1   An Acoustic Report and Noise Management Plan, prepared by a suitably qualified Acoustic Consultant, may be required where it is determined that the proposal may impact the surrounding properties through the generation of noise. This requirement will be determined on a case-by-case basis, based on proposed use, hours of operation, and scale of operations.

5.9   Subdivision

5.9.1   The City will only recommend support to the Western Australian Planning Commission for a subdivision application where a development application has been approved to demonstrate how the proposed lots will be developed and the development is constructed to plate height prior to the submission of the diagram or plan of survey (deposited plan).

6.   Definitions

Deep soil area: *In accordance with R-Codes Vol.2.*

Non-residential development: *means any development to which the Residential Design Codes (R-Codes) do not apply.*

Landscaping: *means land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries, ornamental ponds and any such area approved by the City as landscaped area*

7.   Relevant Legislation, Policies, Documents

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
City of South Perth Local Planning Scheme No. 7
City of South Perth Local Planning Policies
Residential Design Codes Volume 1
Residential Design Codes Volume 2
Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting

8.　Document Control

Adoption date	OCM 28 May 2024
Date Modified	None
Strategic Community Plan Reference	Environment (Built and Natural)