

Policy P351.12 9 Bradshaw & 8 Conochie Design Guidelines

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

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Policy Objectives

- Create a distinct place with exceptional quality urban environment;
- Integrate with existing developments and the Manning Community Facility;
- Activation through engaging built outcomes and shared spaces;
- Creation of a pedestrian dominant and walkable place;
- Contribute to the security of the public realm through carefully designed built edges, activation of building frontages and passive surveillance opportunities; and
- Create a benchmark in environmentally sustainable design and ongoing use of developments.

Policy Scope

This document applies to all proposed development on land comprising 9 Bradshaw Crescent and 8 Conochie Crescent, Manning.

All images along the right hand side of each page are provided for illustration only, and are not a literal representation of the future development on 9 Bradshaw Crescent and 8 Conochie Crescent, Manning.

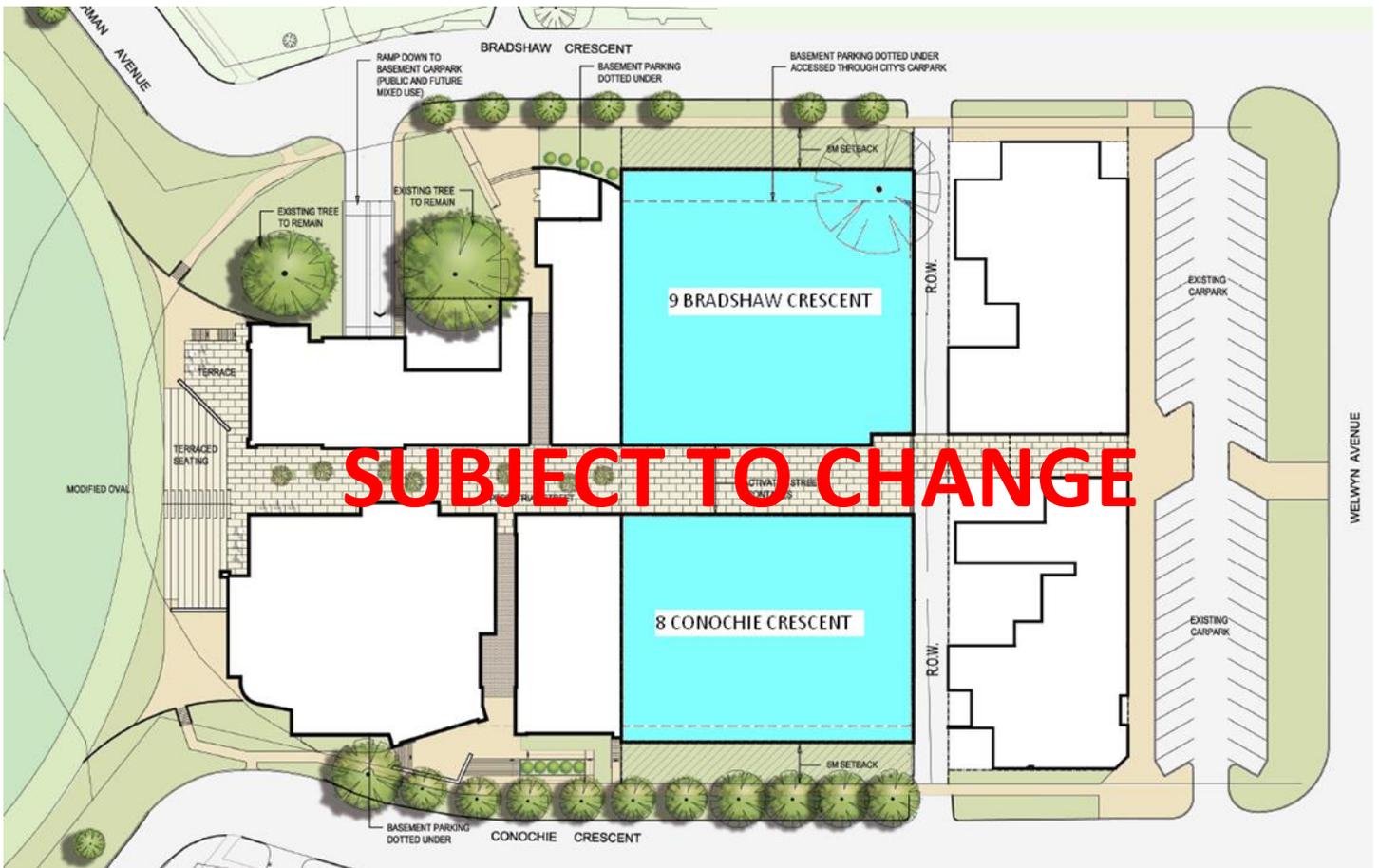
Policy Statement

1. Introduction

The Manning Hub is a vibrant, mixed use precinct in the centre of Manning. The local shopping centre on Welwyn Avenue has been serving the community for over 50 years, and the Manning Community Facility development provides key community facilities in a purpose-built development, and connects the shopping precinct with James Miller Oval.

Development on 9 Bradshaw Crescent and 8 Conochie Crescent is intended to provide additional local commercial services to complement and expand the precinct, as well as apartment-style residential development to add a human presence to the precinct.

2. Plan



3. Design Vision

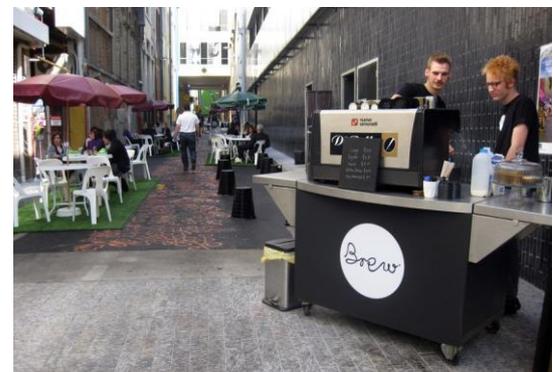
The design vision for 9 Bradshaw Crescent and 8 Conochie Crescent is of a vibrant, contemporary neighbourhood centre featuring robust buildings containing a mix of active commercial land uses at ground level, professional office at level one, and apartments above.

The built form will contribute to a bright, colourful streetscape, and will serve to connect the shopping centre on Welwyn Avenue with the Manning Community Facility to the west.

4. Land Uses

4.1 The following land uses are preferred within specified portions of the development:

- 4.1.1 Ground Floor – Shop, Café/Restaurant, Consulting Rooms, Office
- 4.1.2 First Floor – Consulting Rooms, Office, Residential
- 4.1.3 Floor/s Above – Residential



- 4.2 Active street frontages are to be provided at ground level within each site, fronting the pedestrian street. Active street frontages are as defined in Town Planning Scheme No. 6. Alfresco dining elements should be located along the pedestrian street.
- 4.3 The development of consulting rooms or similar health-related land use on the ground and first floors of a building will also be considered, provided the requirements of active street frontages at ground level, and the requirements for certain land uses fronting the pedestrian street, are satisfied.

5. Building Facades

- 5.1 Active street frontages are to be provided to building facades facing Bradshaw Crescent, Conochie Crescent, and the pedestrian street.
- 5.2 Alfresco eating areas are to be located fronting the pedestrian street at ground level.

6. Building Envelopes

- 6.1 All development is to be contained within the three dimensional building envelopes applicable to each lot, illustrated in clause 5.4 (9) of Town Planning Scheme No.6, except where described below.

7. Awnings or Canopies

- 7.1 Cantilevered awnings or canopies are to be provided to Bradshaw Crescent, Conochie Crescent and the pedestrian street to provide weather protection to the footpath and shopfronts.
- 7.2 Awnings or canopies may extend beyond the three dimensional distance of up to 2.0 metres.

8. Openings

- 8.1 Balconies are to be provided to the Bradshaw Crescent, Conochie Crescent and pedestrian street frontages for all residential components of buildings.
- 8.2 Major openings are to be provided to the Bradshaw Crescent, Conochie Crescent and pedestrian street frontages for all residential components of buildings.
- 8.3 Residential components of buildings shall incorporate opportunities for casual surveillance of the Right of Way.



9. Parking

- 9.1 All buildings must feature an undercroft car park, connected to the existing undercroft car park owned by the City of South Perth.
- 9.2 Shared access arrangements are to be developed to maintain access through the City-owned car park.

10. Pedestrian Access

- 10.1 All buildings must incorporate direct internal access to the undercroft car park.
- 10.2 The main pedestrian access to buildings and tenancies should be provided from the pedestrian street. Pedestrian entrances to buildings should be clearly legible in terms of their function.
- 10.3 Secondary access points to buildings may be provided from Bradshaw Crescent and Conochie Crescent.

11. Sustainability

- 11.1 All development shall exhibit an environmentally sustainable design approach to construction and ongoing operation. This should include (but not be limited to):

Use of recycled materials;

- Selection of sustainable materials;
- Adaptability and reuse of buildings in the future;
- Passive solar design principles;
- Efficient appliances, fittings and mechanical services;
- Soil zones for vegetation; and
- Reuse of water.

The environmentally sustainable design approach is to be presented to the City in conjunction with the development application for all development on 9 Bradshaw and 8 Conochie Crescents.

- 11.2 The inclusion of vegetated green walls and roofs in development is encouraged. Vegetated green walls and roofs, which are available for access by building occupiers, will be counted towards landscaping requirements.
- 11.3 Balustrades, handrails and planter boxes as part of unroofed vegetated green roof terraces and gardens may protrude up to 1.0 metre above the three dimensional building envelopes, provided they are available for unrestricted access by the public.

12. Treatments

- 12.1 Building frontages facing Bradshaw Crescent, Conochie Crescent and the pedestrian street should be complimentary to the finishes of the Manning Community Facility.



- 12.2 Street level frontages to the Right of Way are to feature a colour palette which provides interest and brightness to the Right of Way.
- 12.3 Blank walls on the western boundaries of each site, where visible from the public realm, are to be treated in such a way that will provide interest and break up building bulk. Treatments may include patterning to the walls or vibrant colour palettes.



13. Servicing, Plant & Equipment

- 13.1 All service areas are to be accessed off the Right of Way and shall be centralised within 9 Bradshaw Crescent and 8 Conochie Crescent, and service all tenancies and dwellings within the respective development
- 13.2 Service areas are to be screened from view of the ground floor of new and existing buildings.
- 13.3 Plant and equipment shall be located within service areas or within the roof of developments. Where plant (such as air conditioning condensers and water heaters) is located on roof space or balconies, it is to be screened from view of the public realm.



14. Noise

- 14.1 A notification under section 70A of the Transfer of Land Act is to be lodged with the Register of Titles for endorsement on the Certificate of Title for the subject lot at the working drawings stage. This notification is to be sufficient to alert prospective purchasers that the locality may be subject to noise, traffic and other activities not normally associated with a typical residential development. The required wording for the notification follows:



*Factor Affecting Use or Enjoyment:
 The land is located within a mixed use precinct that features a non-uniform and dynamic mix of residential, office, commercial, hospitality and entertainment land use and development of various size; scale; intensity; operating hours; height above ground level; vehicular and pedestrian traffic generation; light, odour and noise generation. The singular or cumulative effect of this land use and development generally results in an amenity that differs from a typical suburban residential environment. Proprietors and prospective proprietors should expect, within legal limits, activity, light, noise, traffic and late hours of operation within public and private areas.*



The notification comprising the above wording will be applied to new development as a condition of planning approval.

Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6
Residential Design Codes of Western Australia
Building Code of Australia

Other Relevant Policies / Key Documents

All City of South Perth Local Planning Policies