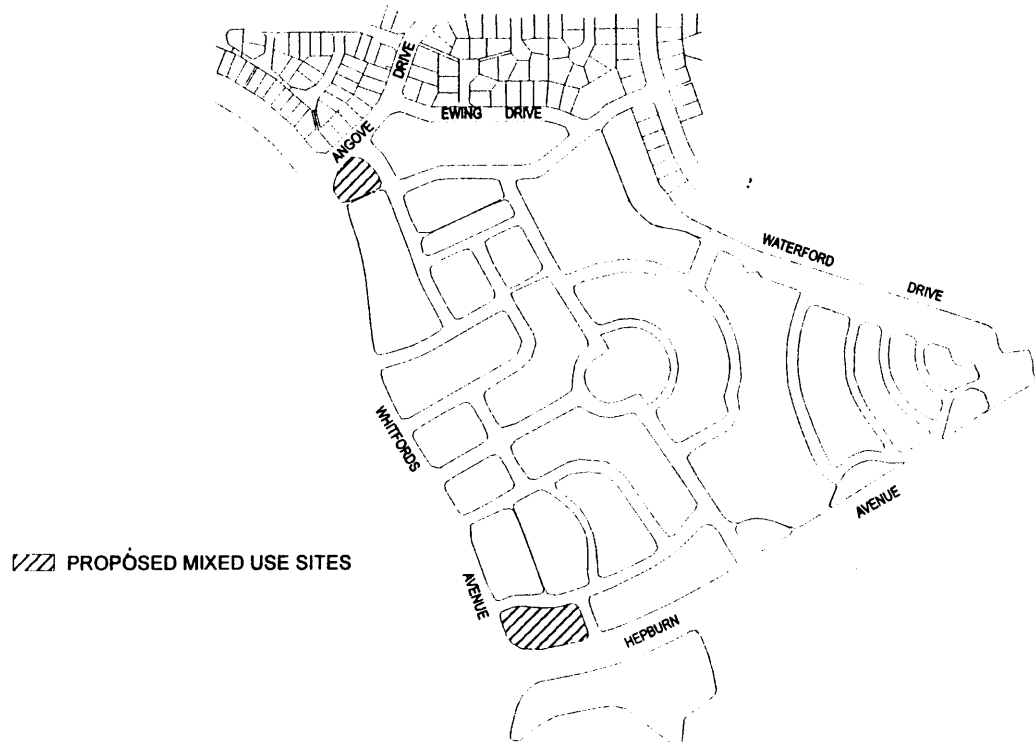


LOCATION PLAN



PROPOSED MODIFICATIONS - HILLARYS STRUCTURE PLAN – MIXED USE SITES

MODIFY PART 1 OF THE HILLARYS STRUCTURE PLAN AS FOLLOWS.

1. Modify section ‘1.0 – PRECINCTS’ by deleting reference to “Unallocated Precinct, subject to further study” and replacing it with reference to “Mixed Use Precinct”.
2. Modify Plan 1 – Structure Plan Map by deleting reference to the “Unallocated” precinct and by replacing it with reference to the “Mixed Use” precinct.
3. Modify Plan 2 – Zoning Map by introducing a new zone, the “Mixed Use” zone and by including the sites on the corner of Whitfords Avenue/Angove Drive and Hepburn Avenue/Whitfords Avenue within the “Mixed Use” zone.
4. Delete section “6.5 Unallocated Precinct” and replace it with the following:

“6.5 Mixed Use Precinct

6.5.1 Land Use

The Mixed Use precinct allows for residential, home occupation and limited retail and commercial uses. The uses permitted within this precinct are the same as those which apply to the relevant Zone (i.e. Mixed Use) in the Scheme unless otherwise specified below.

The following land uses are not permitted within the precinct:

Civic Building
Education Establishment
Hall
Kindergarten
Lunch Bar
Nursing Home
Place of Assembly
Place of Worship
Private Recreation
Reception Centre
Recreation Centre
Retirement Village

In addition to the land uses which are, or may be, permitted in the Mixed Use zone, the following land uses may be approved by Council after following the procedures laid down by subclause 6.6.2:

Shop

The floor area of the following land uses shall be included as part of the retail floor area for the site:

Art Gallery

Bakery

Convenience Store

Corner Store

Shop

The floor area of the following land uses shall be included as part of the office floor area for the site:

Bank

Consulting Rooms

Office

The retail net lettable area shall be limited to that shown in Schedule 1 below:

Schedule 1 – Retail

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	200m ²
Cnr Hepburn Ave/Whitfords Ave	350m ²

The office net lettable area shall be limited to that shown in Schedule 2 below.

Schedule 2 – Office

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	150m ²
Cnr Hepburn Ave/Whitfords Ave	800m ² (500m ² on ground floor & 300m ² on upper floor/s)

The restaurant net lettable area is additional to the retail floorspace and shall be limited to that shown in Schedule 3 below.

Schedule 3 – Restaurant

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	150m ²
Cnr Hepburn Ave/Whitfords Ave	150m ²

6.5.2 Objectives

General objectives intended for the Mixed Use Precinct:

- a) Encourage a diversity of land uses and a diversity of housing types;
- b) Emphasise the landmark significance of the site on the corner of Hepburn Ave/Whitfords Ave as an active focus for the community by means of associated commercial uses;
- c) Maintain a high level of pedestrian amenity; and,
- d) To encourage development which is human in scale and which provides an interesting and pedestrian friendly streetscape.

6.5.3 Criteria

Criteria to be satisfied in this precinct are:

- a) In terms of residential development, the R50 density coding provisions of the Residential Planning Codes shall apply, unless otherwise specified below.
- b) Minimum Setbacks shall be as follows:
Front – Nil
Side – Nil, except where 3m vehicle access is required
Rear – 6m.
- c) The Mixed Use site on the corner of Hepburn Ave and Whitfords Ave should be developed so as to form a landmark. On both Mixed Use sites building heights should be a minimum and maximum of 2 storeys and should develop a substantial urban façade to the street boundary. Where the City considers that a quality landmark is to be developed, it may allow building heights on the site on the corner of Hepburn Avenue and Whitfords

- Ave to be a maximum of 3 stories. Tower elements are not permitted.
- d) Utility areas such as bins and service area, material storage and services such as air conditioners, compressors and other machinery shall be concealed from streets and public areas by an enclosure in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.
 - e) Carparking requirements for non-residential development shall be in accordance with Table 2 of the Scheme, predominantly located at the rear of lots and accessed from laneways where provided. They shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Landscaping shall be in accordance with clause 4.1.2 of the Scheme.
 - f) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space. Public frontages should have continuous awnings and/or colonnades to give pedestrian protection.
 - g) Signage should be simple in format, integrated with buildings and appropriate to the scale and character of the street and adjacent buildings. Signage should comply with the City's Signs Local Laws and any Council policies. Free standing signage shall be limited to identifying the premises on the site and shall be constructed in materials that complement the building. No pylon signage shall be permitted.
 - h) Buildings and parking areas shall be well lit to encourage safe use after hours.
 - i) Commercial uses in public spaces such as alfresco dining and flower/fruits stalls may be permitted at the discretion of Council.
 - j) Notwithstanding the provisions of the Residential Planning Codes, the maximum plot ratio shall be 0.8.
 - k) All development shall possess a residential component.
 - l) Development shall consist of a number of individual facades however the resultant streetscape should be cohesive.
 - m) The character of each building should be compatible with neighbouring buildings and public spaces."



Condition 8.
 --- Footpaths
 --- D.U.P.

Closed road to be amalgamated with adjoining lots
 APPLICATION AREA

MINISTRY FOR
 CH. BARRINGTON
 12 JUN 2000
 FILE 114249
 Taylor Burrell

Town planning and design
 187 Roberts Road Subiaco

OF SUBDIVISION
 TS 697 AND 717

DATE 20/5/00 PLAN NUMBER 0078000 SCALE 1:1000

