

DETAILED AREA PLAN

MAIN STREET PLAZA

The aim of this Detailed Area Plan (DAP) is to facilitate the determination of development applications on Lots encompassed within the Main Street Plaza Precinct Area in accordance with the provisions outlined in Clause 6.7 of Local Planning Scheme No.3, whereby:

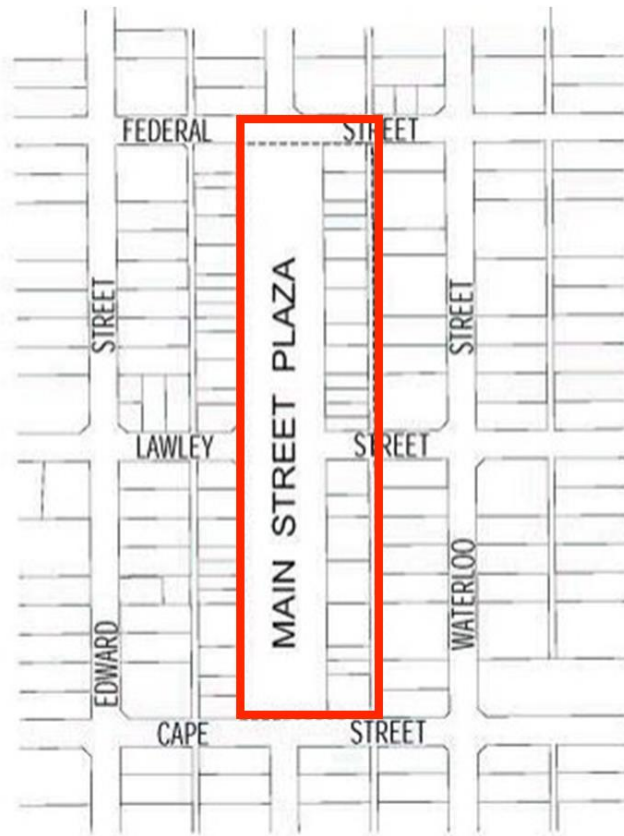
6.7 Main Street Plaza Special Control Area

6.7.3 Development

No development, except for maintenance of existing buildings, shall be approved by the Council until a Detailed Area Plan and a Development Contribution Plan for the Special Control Area has been adopted by the Council in accordance with Parts 6A & 6B of the Scheme and payment of a development contribution in accordance with the adopted Development Contribution Plan.

All development shall conform with the Detailed Area Plan and a Development Contribution Plan adopted by the Council for the Special Control Area.

PRECINCT AREA



Applications subject to this Detailed Area Plan

All development within the Main Street Plaza Precinct is subject to the provisions of the Detailed Area Plan.

BUILT FORM

Setbacks

- The minimum Front Street Setback shall be 3.0m. Balconies and architectural features above ground level may project into the 3.0m setback;
- The minimum rear setback shall be 2.0m (No 'wing' walls to project into this setback); and
- Where adjoining sites are zoned residential, side/rear setbacks shall be calculated as per the Residential Design Codes of Western Australia;

Building Height

- Buildings shall generally be 2 storeys.

ACCESS AND PARKING

Parking Ratio

- A minimum one (1) bay per 100sqm of site area plus one (1) bay per dwelling; and
- All bays are to have access off the rear right-of-way (Garner Lane).

Bicycle Parking

- A minimum of one (1) bicycle parking space per 400m² of gross floor area is to be provided and shall be in accordance with the City's Bicycle Parking Policy.

OTHER CONSIDERATIONS

- Signage shall be provided in accordance with the City's Advertising Signs Policy;
- Lighting shall be accommodated within development to support proper and attractive illumination of public and private spaces for security and safety; and
- A refuse storage area is required for all developments in accordance with the City's Bin Storage Areas Policy.