

## **5.1 STIRLING CIVIC MIXED USE PRECINCT DESIGN GUIDELINES**

### **INTRODUCTION**

Where the requirements of these Guidelines are inconsistent with the provisions of a specific policy, then the provisions of these Guidelines will prevail.

### **Objectives**

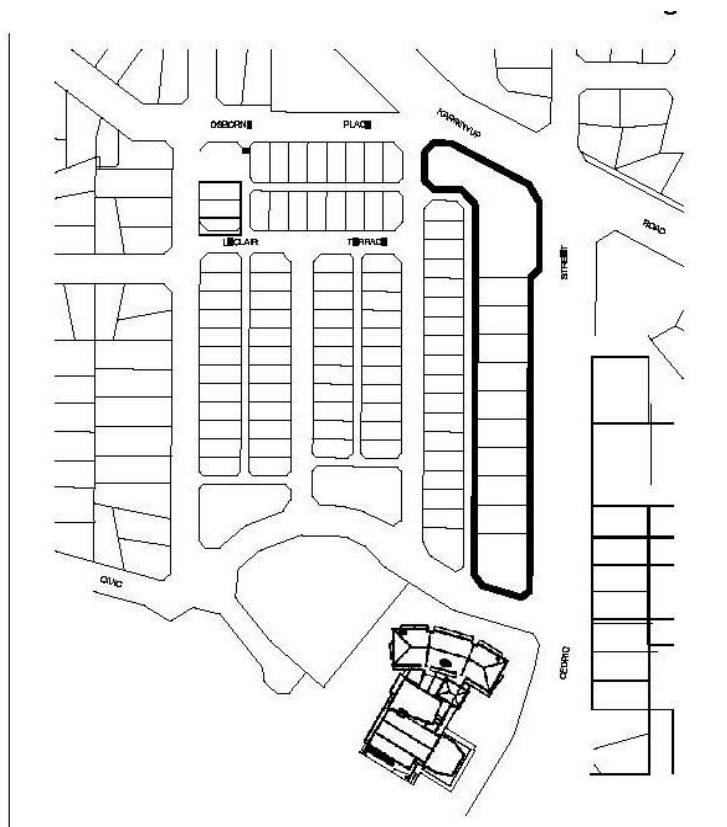
- Create a continuity of shop-fronts in accordance with ‘main street’ design principles, characterised by continuous building frontages adjacent to, and with awnings over, the footpath;
- Ensure the formation of a focal point for retail, office, entertainment, recreational and community related activities for the immediate area; and
- Ensure commercial uses on the ground floor level with residential or commercial on the upper levels.

### **Applications Subject of this Policy**

This Policy applies to all development within the Stirling Civic Mixed Use Precinct.

### **Guideline Area**

These Guidelines relate to Lots 788 to 798 Cedric Street as outlined in **Figure 1**.



**Figure 1 – Boundary of the Stirling Civic Mixed Use Precinct Design Guidelines**

## **DESIGN GUIDELINES**

### **Built Form & Design**

#### **Building Heights**

- Two Storey minimum height (except at the interface with Vivaldi Avenue, where one storey may be considered);
- Three Storey maximum height; and
- A loft may be added over and above the third storey on Lots 788 to 797, only, provided the use of the third storey and loft is exclusively residential. A loft will fit within a 45-degree roof pitch, but will not be permitted for development proposals seeking to amalgamate lots.

#### **Floor Heights**

- Maximum floor height shall be 4.5m; and
- Minimum floor height shall be 3.0m.

### **Setbacks**

#### Street Setbacks

- Primary street setback to Cedric Street shall be Nil for lots 788 to 797;
- Primary street setback to Cedric Street shall be min 6.0m and max 15.0m for lot 798; and
- Secondary street setbacks shall be 6.0m for lots 788 & 798.

#### Side Setbacks

- Shall be Nil for lots 788 to 797; and
- Shall be 6.0m for lot 798.

#### Rear Setback

- Shall be 3.0m to Ravel Lane

### **Facades**

- The front and rear of facades on the second level and subsequent levels of all buildings shall be articulated to break-up long straight facades through the use of at least three of the following:
  - Openings;
  - Protruding separate balconies;
  - Awnings over windows;
  - Use of different colours and textures; and
  - Indentations and additional details to break the building into individual elements.

- Where lots are amalgamated, or neighbouring lots are under the same ownership, the facade of any development proposed is to define the original lot boundaries, with different, but complementary facade treatment for each “lot”.
- Streetscape Relationship

### **Activity & Uses**

- Commercial and other active uses shall be located on the ground level of all developments; and
- Residential and other non active uses may be permitted towards the rear of the lots and on the upper levels.

### **Entry points**

Entry points shall directly face the street and include at least two of the following:

- Signage above the entry door;
- Indentation of the entry point, where recessed entrances are provided, they should be truncated at an angle to the pedestrian route of no less than 60 degrees;
- Highlighting the entry point through the use of different materials;
- Increasing the height of the awning above the entry point to no higher than 3.5m above footpath level; and
- In the case of corner lots, both facades are required to address their respective street.

### **Weather Protection**

- Awnings shall be provided to the Cedric Street frontage of Lots 788 to 797 over all footpaths that abut a building;
- Awnings shall be constructed using materials that are opaque, non-reflective and be consistent with the style and detail of the buildings to which the awning is attached;
- New awnings shall line up with existing awnings (where present);
- New awnings shall protrude from the face of the building by a minimum width of 2.0m (where possible);
- Awnings shall be parallel to the footpath; and
- Awnings shall be constructed to comply with the Local Government Miscellaneous Provisions Act 1960 – section 400 (2) and the Building Regulations 1989 Part 9.

### **Levels**

- There shall be no level difference between the ground floor level and the footpath level of a building to ensure pedestrian access.

### **Fences and Retaining Walls**

- Fences to side boundaries are permitted to be solid (visually impermeable) to a maximum height of 1.8m. Fences to Ravel Lane must be setback 1.0m from the boundary (refer Landscaping requirements below). Note: appropriate visual truncations must be provided to vehicle access ways;
- Only masonry, timber or decorative metal fencing is permissible. Materials such as fibre cement, asbestos, corrugated sheets, sheet metal, electrified fences or fencing incorporating razor wire, embedded sharp objects, barbed wire or similar materials, are prohibited; and
- The use of retaining walls should be minimised.

### **Landscaping**

A landscaping Plan shall be submitted in accordance with the City's Landscaping Policy.

### **Access & Parking**

#### **Parking Ratios**

Parking is to be provided at the following rates or, where not specified, as per the City's Parking Policy.

<b>ACTIVITY / USE</b>	<b>NUMBER OF PARKING BAYS</b>
<b>Consulting Rooms - Group Practice and Medical Centres</b> Practitioners	8 bays plus 2 bays for each practitioner in excess of two
<b>Office</b>	1 Bay per 50m <sup>2</sup> GFA
<b>Restaurant, Fast Foods, Reception Centre</b>	1 bay per 4m <sup>2</sup> of GFA and 1 bay per 8m <sup>2</sup> of eating or drinking space.
<b>Shop</b>	1 bay per 30m <sup>2</sup> of GFA
<b>Showroom</b>	1 bay per 50m <sup>2</sup> of GFA

- For mixed-use developments, the City may allow the shared or joint use of parking provided that:
  - The applicant is able to demonstrate to the satisfaction of the City the adequacy of any shared parking arrangement by providing information on the parking requirements of each shared use; and,
  - The applicant is able to demonstrate that the peak hours of operation of the different uses on the land are different or do not substantially overlap; and,

- The bays are clearly marked limiting the purpose for which the parking may be used at different times of the day; and,
- The concession on the number of bays to be provided does not exceed 50% of the total number of bays required for the development under the City's Parking Policy or these guidelines.
- In addition, the required car bays will be calculated on the combined peak for the sharing users.

### **Vehicle Access**

- On-site car parking shall be provided and accessed from Ravel Lane to the rear of the commercial precinct.
- No vehicular access is permitted to each Lot (except Lot 798) from Cedric Street or Civic Place and all access must be obtained via Ravel Lane.

### **Pedestrian Access**

- Pedestrian access is considered a priority and as such pedestrian access shall be continuous, at grade, directly from the footpath level into the front of the development off Cedric Street. Pedestrian access into Lots 788 and 798 may be permitted from the secondary street frontage also.

### **Servicing Access**

- All servicing shall be solely undertaken on-site and be accessed from Ravel Lane. Service and delivery yards are to be screened from public view.

### **Bin Storage and Access**

- Bin storage areas shall be provided in accordance with the City's Bin Storage Area Policy; and
- All bin storage and access shall be located on site and be accessible from Ravel Lane.

### **Location of Services**

- Piped and wired services, air conditioners, satellite dishes, bin stores, service plant and water storage tanks shall be screened from public view to the satisfaction of the City; and
- All meters and connections are to be accessed adjacent to the vehicular access and shall be integrated into the overall landscape and building design.

### **Lighting Safety & Security**

- Shall be in accordance with the City's Mixed Use & Commercial Centres Design Guidelines.

**Other Considerations**

**Signs**

- Shall be in accordance with the City's Advertising Signs Policy.

**Sound Attenuation**

- Shall be in accordance with the City's Mixed Use & Commercial Centres Design Guidelines.

**Separation of Residential and Non Residential Uses**

Residential uses must be adequately separated from non-residential uses to provide privacy. It is preferred that separation be provided by placing non residential uses on the floor below residential uses, but adjacent use may be approved at the discretion of the City.

**SPECIFIC DESIGN GUIDELINES**

**Lot 798 Corner Cedric Street and Karrinyup Road  
Gateway Building**

This site has a key location within the City Centre and as such should be developed as a gateway or marker into the precinct. The shape of the site shall be fully utilised to create a distinctive building.

**Pedestrian Access way**

A pedestrian access way abutting Lot 797 and connecting Ravel Lane with Cedric Street is to be provided as part of the landscaping solution for Lot 798. This access way shall be paved to a width of 3 metres with a suitable surface and be lit to provide safe passage at night.

**VARIATIONS**

Variations to this policy will be assessed against the objectives of this policy.

**OFFICE USE ONLY:**

**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date
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