
4.2 MIXED USE DESIGN GUIDELINES

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.

1. INTRODUCTION

This Policy is intended to promote high quality built form and attractive streetscapes for non-residential and mixed use development within the City's Activity Centres and other commercial precincts. It also supplements the requirements of State Planning Policy 7.3 Residential Design Codes for resident components of mixed use development.

2. DESIGN PRINCIPLES AND POLICY OBJECTIVES

All commercial and mixed use development proposals will be assessed against the 10 Design Principles contained in State Planning Policy 7.0 Design of the Built Environment. In addition, the following Objectives of this Policy are to be applied:

Objective 1: **Building Setbacks**

- To ensure that building setbacks provide streetscape continuity and a suitable transition between land uses.

Objective 2: **Landscaping and Fencing**

- To improve the visual appeal of development and provide landscaping to increase tree canopy cover.

Objective 3: **Building Height**

- To ensure the height of buildings does not adversely impact on the street-scape and amenity of adjoining residents by minimising building bulk and maintaining daylight and solar access.

Objective 4: **Car Parking** (Design, Location and Screening)

- To ensure car parking areas do not detract from the amenity of the streetscape.

Objective 5: **Service Access and Waste Facilities**

- To ensure sufficient space is provided for the delivery of goods and removal of waste materials and located to minimise the impacts of service and waste areas on residential properties.

Objective 6: **Safety and Lighting**

- To ensure outdoor public spaces are safe, secure and enable community interaction and reduce opportunities for concealment or entrapment.

Objective 7: **Ground Floor Frontage, Activity and Weather Protection**

- To ensure that buildings provide an active, safe and sheltered frontage / facade.

Objective 8: **Building Façade, Parapets and Balconies**

- To ensure buildings provide architectural interest and positively contribute to streetscapes.

3. APPLICATIONS SUBJECT OF THIS POLICY

APPLICABLE ZONES

- This Policy applies to all non-residential, mixed use and residential multiple dwelling development in the following Zones:
 - Business;
 - District Centre;
 - Hotel;
 - Local Centre;
 - Mixed Use;
 - Regional Centre; and
 - Service Station.
- This Policy does not apply to developments within the Local Centre Zone, which increase the non-residential floor area of a site by less than 50%. These developments will be assessed against the objectives of the Local Centre Zone. This will allow development within Local Centre Zones to retain the existing characteristics of a Centre (such as building setbacks).

MINOR DEVELOPMENT

- Minor Development is exempt from compliance with the design element requirements of this Policy.
- Minor Development (for the purposes of this Policy) includes, but is not limited to:
 - changes of use (with no works proposed);
 - minor additions (up to 20m² gross floor area) to existing buildings;
 - changes to car parking areas that do not reduce the number of bays approved; or
 - incidental structures.

RESIDENTIAL DESIGN CODES

- The Residential Density Code applicable to development subject to this Policy is R80 (as per Clause 5.3.2 of Local Planning Scheme No. 3).
- This Policy replaces or amends the Acceptable Outcomes of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments relating to: Building Heights; Street Setbacks; Side and Rear Setbacks; Public Domain Interface; and Vehicle Access.
- Unless otherwise stated, all other provisions of the State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments apply.

OTHER PLANNING INSTRUMENTS

Where this Policy is inconsistent with a Local Planning Policy, Local Development Plan, Activity Centre Plan or Structure Plan applying to an individual site or particular area (e.g. Heritage Protection Area Guidelines), the provisions of that planning instrument shall prevail.

Note: All development (except 'Minor Development') may be subject to a design review process through the City's Design Review Panel.

4. ACCEPTABLE DEVELOPMENT PROVISIONS (DESIGN ELEMENTS)

The following provisions apply to all development:

4.1 BUILT FORM AND DESIGN

Note: For multiple dwellings, the following requirements replace the Primary Controls outlined in Table 2.1 of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments in relation to Building Height, Boundary Wall Height, Primary and Secondary Street Setbacks, Side Setbacks and Rear Setbacks.

BUILDING HEIGHTS

Design Intent - To ensure that a building's height is consistent with the streetscape, neighbouring sites and the character of the area.

Requirements

- The maximum building height for all development is 3 storeys.
- Where adjoining sites are zoned Residential, the maximum building height shall be 2 storeys within 6.0m of the common lot boundary, except where the adjoining residential building is 3 storeys or higher.
- The maximum building height may be varied through the adoption of a Local Development Plan prepared for a Centre. The Local Development Plan must meet the Design Principles, Objectives and design intent of this Policy.

Note: Building heights in Local Planning Policy 2.6 are applicable only to the Residential Zone.

BUILDING SETBACKS

Design Intent - To facilitate streetscape continuity and minimise adverse impacts of buildings to adjoining sites.

Requirements

Street Setbacks:

- Buildings shall have a Nil setback to primary and secondary streets.
- Where adjoining sites are zoned Residential or abut a residential landuse, buildings street setback shall be stepped back when appropriate from the:
 - Street; and
 - Side Boundary, the distance of the street setback,

as per the street setback requirements of that adjoining residential development (refer Figure 1 below).

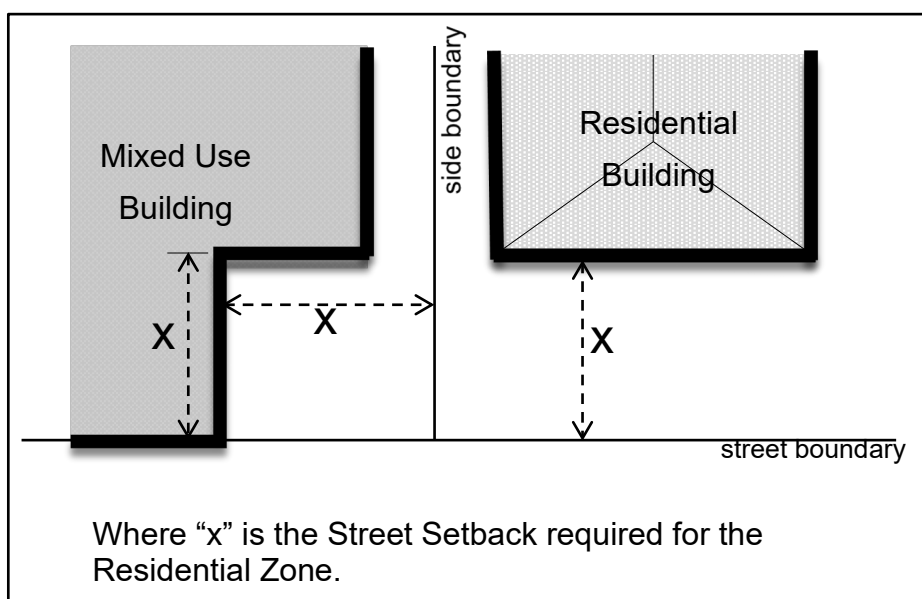


Figure 1 - Street Setback

- Redevelopment of existing 'big box style' commercial centres are to provide a 'Main Street' frontage (i.e. a Nil setback) to at least one street.

Side and Rear Setbacks:

- Buildings shall have a Nil setback to side boundaries, except where adjoining sites are zoned Residential.
- Where adjoining sites are zoned Residential or abut a residential landuse, side setbacks shall be calculated as per the R-Codes applicable to the adjoining site.
- Buildings shall have a minimum 6m setback to rear lot boundaries.

BUILDING APPEARANCE

Design Intent - To ensure the appearance of buildings adds visual interest and minimises building bulk on streetscapes and nearby sites.

Requirements

- Glazing being limited to a maximum of 75% of the surface area per storey of all façades of a building;
- The facade above ground floor level for all buildings provide at least four of the following:
 - openings;
 - balconies;
 - awnings over windows;
 - different colours and textures; and
 - indentations, extrusions and wall/floor articulations to break the building into individual elements; and
- Air conditioning units, ducts and other services be screened from view from abutting sites and not located on the building façade facing the street.

4.2 STREETScape RELATIONSHIP

Note: For multiple dwellings, this section replaces Acceptable Outcomes A3.6.2, A3.6.4 and A3.6.6 of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments at Element 3.6.

GROUND FLOOR FRONTAGE AND STREET PARAPETS

Design Intent - To ensure the ground floor frontage of a building provides an attractive and active street frontage and pedestrian shelter.

Requirements

- The ground floor building facade shall:
 - be at least 50% clear glazed of the surface area of that storey;
 - provides a mixture/combination of open-able and fixed windows and doors;
 - provides active and passive surveillance;
 - not include roller shutter screens unless they are a minimum 75% visually permeable;
 - not contain signage which covers more than 20% of area of individual windows; and
 - in the case of nil setbacks to the street, have a minimum window sill height of 0.5m above finished ground floor level.
- Awnings are to:
 - protrude a minimum of 2.0m from the building;
 - be provided over all footpaths that abut a building, including footpaths to the rear;
 - be provided above all entrances and exits of a building;
 - be of solid construction using materials that are opaque and non-reflective (eg. no glass); and
 - match the height of existing adjacent awnings.
- All buildings with a nil street setback shall contain street parapets which include:
 - indentations;
 - differing materials, colours and textures; and
 - variation in parapet heights and designs for each building so as to provide additional interest to the street.

Note: Street Parapet means the portion of the façade of the building that extends upright above the roof, positioned on street boundaries.

ACTIVITY AND USES

Design Intent - To facilitate pedestrian safety along footpaths and encourage activity between site uses and the street.

Requirements

- Street fronts of all Centres to provide passive surveillance from buildings of the street.

FENCING

Design Intent - To ensure that fencing does not unnecessarily inhibit interaction between the street and site uses.

Requirements

- Fencing is not:
 - permitted between the building and any street boundary;
 - permitted above 1.8m in height; and
 - to be located where it obstructs access and views to visitor parking bays.

LEVELS

Design Intent - To ensure development generally follows the topography of the land and changes to ground levels will not significantly impact on streetscapes or abutting sites.

Requirements

- On sloping sites development shall be stepped so as to avoid large differences between the footpath level and the finished ground floor level of the building;
- There shall be no difference between the finished ground floor level and the footpath level of a building to ensure pedestrian access; and
- Filling of a site up to 0.5m above Natural Ground Level shall be permitted to enable flat level sites.

BALCONIES

Design Intent - To enhance internal living and working areas, by providing suitable natural lighting and ventilation, and to articulate a building façade.

Requirements

- Balcony balustrades shall be at least 50% visually permeable.

DESIGN AND LOCATION OF CAR PARKING

Design Intent - To ensure that on-site car parking and access do not impact the streetscape.

Requirements

- Car parking bays (single or multi-level) for all development:
 - not be located within the street setback area;
 - not be visible from the street; and
 - if located within a building, be positioned in accordance with Figures 2, 3, 4, 5 and 6 and screened.

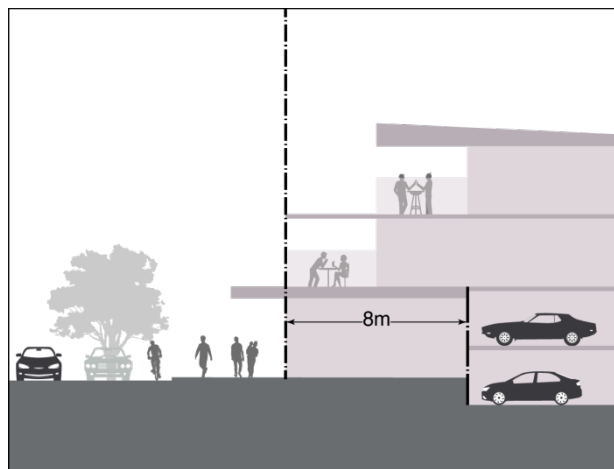


Figure 2 - Permitted parking areas to ground floor level for commercial or mixed use development

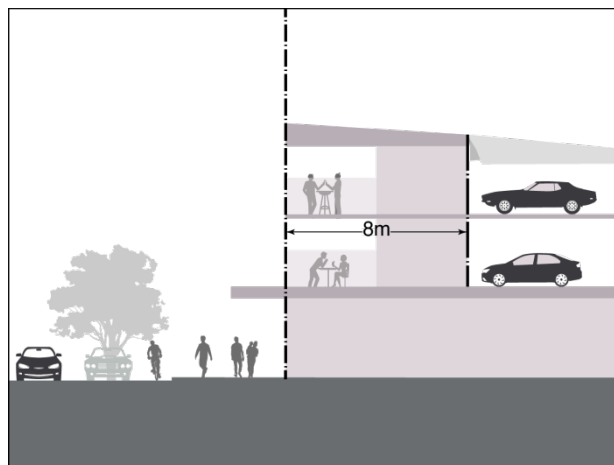


Figure 3 - Permitted parking areas to upper floors for commercial or mixed use development

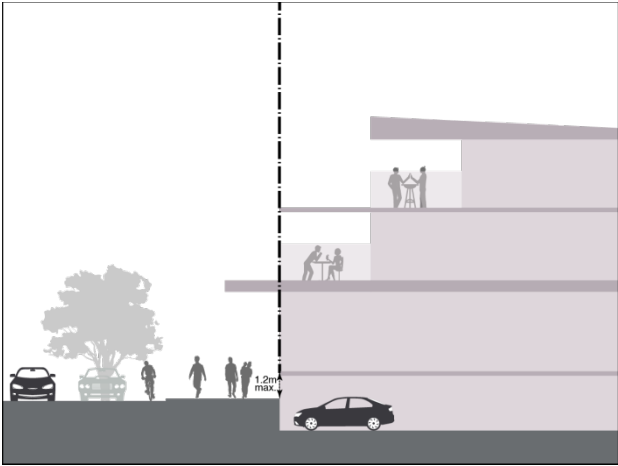


Figure 4 - Permitted parking areas below ground floor level for all development

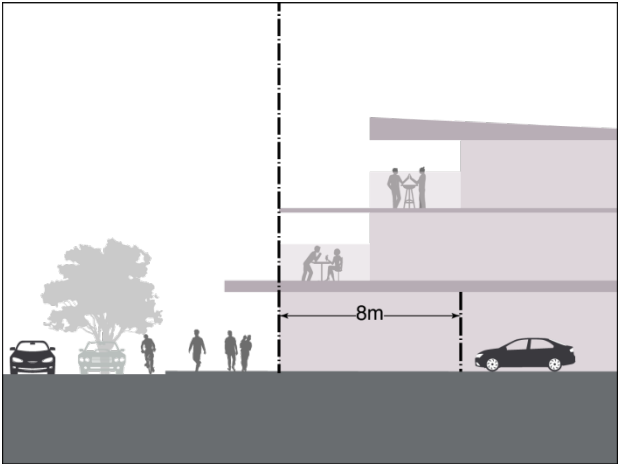


Figure 5 - Permitted parking areas to ground floor level for residential development

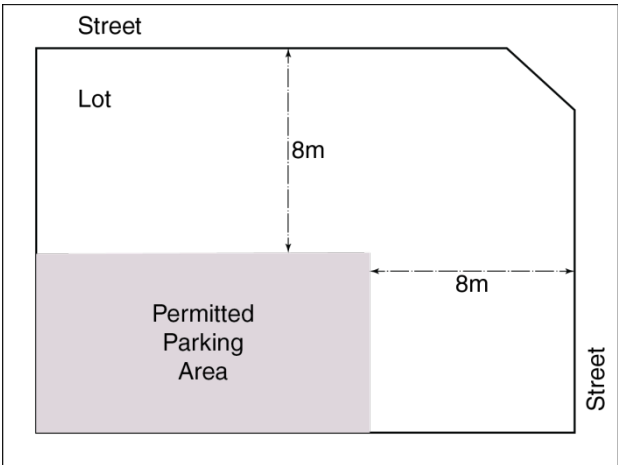


Figure 6 - Permitted parking area behind front setback for all development

4.3 ACCESS

Note: For multiple dwellings, this section provides additional Acceptable Outcomes of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments at Elements 3.7 and 3.8.

PEDESTRIAN AND VEHICLE ACCESS

Design Intent - To facilitate safe and direct pedestrian and vehicle movement within a site.

Requirements

- Pedestrian access and footpaths be provided:
 - from parking areas to building entrances and along all street frontages;
 - between the street and rear parking areas;
 - along building fronts; and
 - with clear view corridors from end to end.
- A maximum of two vehicle crossovers be permitted onto a site.

SERVICE ACCESS

Design Intent - To ensure that service access (and facilities) to sites are conveniently located, have minimal impact on the amenity of a site and do not dominate the streetscape.

Requirements

- Parking for service/loading vehicles be:
 - provided on-site;
 - accessed via a Rights of Way where possible; and
 - screened from view from the street and abutting residential sites (eg, sleeved by buildings).
- The provision of parking for service/loading vehicles may be considered off-site in adjacent streets where adequate justification is provided.

4.4 SAFETY AND PUBLIC SPACES

Note: For multiple dwellings, this clause provides additional Acceptable Outcomes of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments at Element 3.7.

DESIGN AND LIGHTING

Design Intent - To ensure that service areas, accessways and visitor car parking areas are safe, through design, lighting and passive surveillance.

Requirements

- Service/loading areas and accessways:
 - be designed to minimise light and noise nuisance to adjoining landuses;
 - be visible from indoor areas where located behind a building; and
 - do not create:
 - Entrapment areas, blind corners and narrow pathways;
 - Long expanses of blank walls;
 - Dead ends and hidden recesses; and
 - Landscaping which forms a visual barrier between 0.5m and 2.0m above ground level.
- Lighting be provided:
 - under awnings;
 - in parking areas;
 - in service areas;
 - over footpaths;
 - over entry points; and
 - to illuminate elements of buildings and landscaping features.

SHOPPING TROLLEYS

Design Intent - To ensure that shopping trolleys are safely contained within a site and do not impact on surrounding areas.

Requirements

- A Shopping Trolley Management Plan is required for development that utilises shopping trolleys, which addresses such issues as, collection of trolleys from surrounding areas and on-site trolley storage.

SOUND ATTENUATION

Design Intent - To ensure that noise from non-residential uses does not adversely affect the amenity of residential development.

Requirements

- All mixed-use developments containing residential uses shall submit an acoustic report prepared by a qualified acoustic (noise) consultant.

Note: For further information regarding sound attenuation, refer Australian Standard AS-NZS2107: 2000 - Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors.

5. VARIATIONS

Variations to this Policy will be assessed against the outcomes and Objectives of this Policy, the relevant Design Principles of State Planning Policy 7.0 Design of the Built Environment and the Intent statements and Element Objectives of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments.

6. RELATED DOCUMENTS

LANDSCAPING

- Landscaping shall be provided in accordance with the City's Local Planning Policy 6.6 Landscaping and include a landscape plan to the satisfaction of the City.

VEHICLE ACCESS AND PARKING

- Vehicle access and car parking shall be provided in accordance with Local Planning Policy 6.7 Access and Parking.
- Bicycle parking shall be provided in accordance with Local Planning Policy 6.2 Bicycle Parking.

WASTE FACILITIES

- Waste storage facilities and bins shall be provided in accordance with Local Planning Policy 6.3 Bin Storage Areas.

OTHER DOCUMENTS

- Local Planning Scheme No.4
- Local Planning Policy 2.6 Residential Building Heights
- State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments