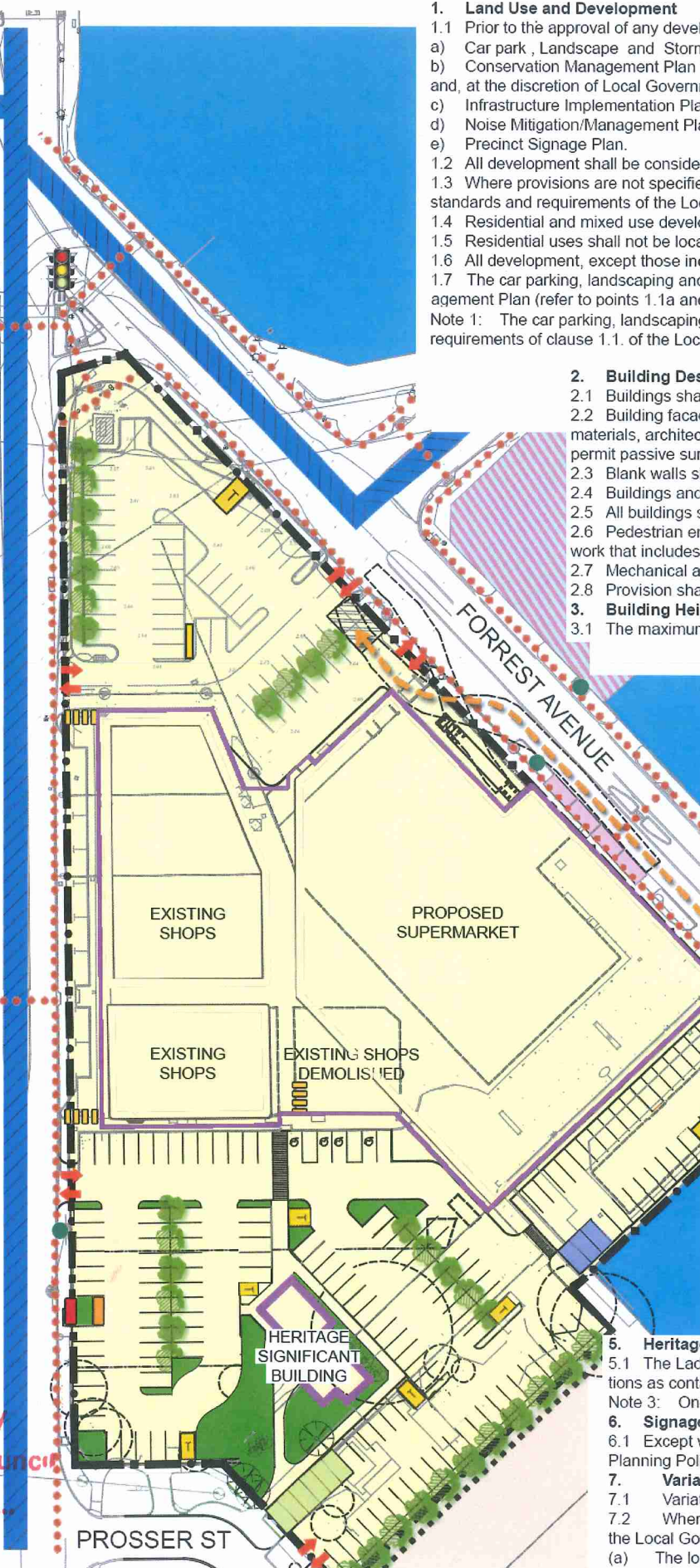
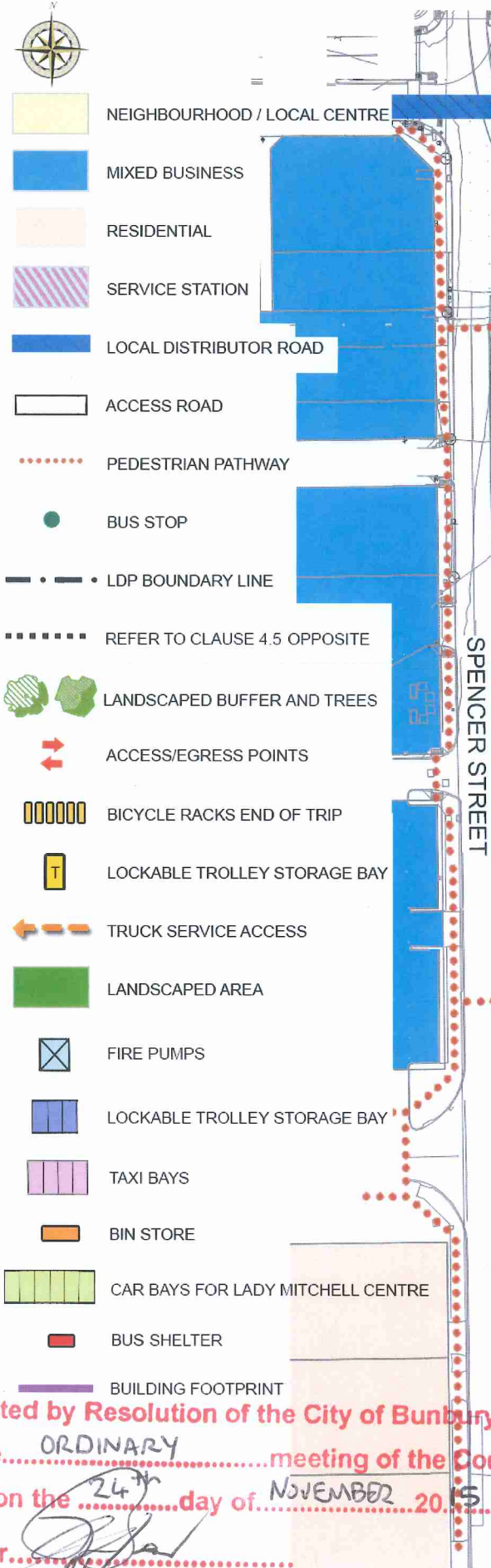


Local Development Plan Bunbury Plaza Shopping Centre
Scale 1:1000 @ A3
MCG Proj.No. 1471 31.03.2016

Bunbury Plaza Redevelopment Proposal
Requested Modifications to Draft Local Development Plan



1. Land Use and Development

- 1.1 Prior to the approval of any development, the local government shall require the adoption of the following supporting plans prepared to the specifications and satisfaction of Local Government:
- a) Car park, Landscape and Storm Water Management Plans
 - b) Conservation Management Plan for Lady Mitchell Memorial Child Health Centre;
- and, at the discretion of Local Government, having regard to the nature and scale of works proposed,
- c) Infrastructure Implementation Plan (relating to for example the up-grading or replacement of public footpaths and local area traffic management works);
 - d) Noise Mitigation/Management Plan incorporating measures to protect neighbouring properties; and
 - e) Precinct Signage Plan.
- 1.2 All development shall be considered in accordance with the adopted Local Development Plan and supporting adopted plans listed in 1.1.
- 1.3 Where provisions are not specified within the adopted Local Development Plan, with the exception of those specifically related to 'plot ratio' which are to be waived, the general development standards and requirements of the Local Planning Scheme (including relevant Local Planning Policies) shall prevail.
- 1.4 Residential and mixed use development shall comply with the relevant provisions of State Planning Policy 3.1 Residential Design Codes (R-Codes).
- 1.5 Residential uses shall not be located upon the ground floor.
- 1.6 All development, except those incidental and ancillary in nature, shall be contained within the building footprint identified upon the Local Development Plan map.
- 1.7 The car parking, landscaping and incidental structures shown on the Local Development Plan are indicative only and are subject to a Detailed Car Park, Landscape and Stormwater Management Plan (refer to points 1.1a and 4.6).
- Note 1: The car parking, landscaping and incidental structures identified upon the Local Development Plan map are indicative only and shall be comprehensively considered in accordance with the requirements of clause 1.1. of the Local Development Plan text.

2. Building Design and Appearance

- 2.1 Buildings shall be designed to address the street and complement or enhance local streetscape character and amenity.
- 2.2 Building facades and walls that front Spencer Street, Forrest Avenue and internal access ways are to be detailed and articulated with design indentations/reliefs, variations in materials, architectural features, colour schemes and active frontages, such as door and window openings, that reduce the visual impact of large blank wall spaces, and which permit passive surveillance of public areas.
- 2.3 Blank walls shall be minimised and ground floor elevations are to be designed with unobstructed views to the public realm from major and minor openings.
- 2.4 Buildings and landscaping shall be designed to provide for passive surveillance over the public realm and common areas to minimise areas of concealment and entrapment.
- 2.5 All buildings shall maximise openings and entry points, and have continuous awnings or pedestrian colonnades on external walls (where possible).
- 2.6 Pedestrian entrances to internal access ways provided with frontages addressing Forrest Avenue and/or Spencer Street shall be linked to a safe and continuous footpath network that includes convenient road crossing points.
- 2.7 Mechanical and electrical equipment (such as air conditioning units and compressors) are to be visually, and where appropriate acoustically screened.
- 2.8 Provision shall be made for the efficient collection and storage of refuse on-site, and storage areas shall be suitably screened from public view.

3. Building Height

- 3.1 The maximum acceptable (deemed to comply) building height shall be 16m above natural ground level (NGL).
- 3.2 Development above 16m may be permitted at the discretion of the Local Government, subject to consideration under the performance criteria contained within the Local Planning Policy: Building Height and the findings of a Development Impact Statement (Building Height and View shed Analysis) submitted as part of an application for planning approval, prepared to the specifications and satisfaction of Local Government.

4. Access, Movement and Car Parking and Landscaping

- 4.1 Vehicular ingress and egress from the site shall be limited to those access points indicated on the Local Development Plan map.
- 4.2 No less than six (6) car parking bays shall be marked and reserved during business hours for the exclusive use of the Lady Mitchell Memorial Child Health Centre.
- 4.3 A continuous pedestrian access link shall be provided from the existing path network on Spencer Street to the Lady Mitchell Memorial Child Health Centre.
- 4.4 On-site car parking areas are to be landscaped with shade trees planted at the ratio of not less than one (1) tree per six (6) car parking bays. Species planted must have at maturity a clean trunk to 2 metres with non-invasive roots to the specifications and satisfaction of Local Government.
- 4.5 Subject to consultation with adjoining landowners, boundary noise attenuation walls with a minimum height of 2.2m above natural ground level shall be constructed along the full length of the property boundaries adjoining residential properties, details of which are to be incorporated within the adopted Detailed Car Park, Landscape and Stormwater Management Plan.
- 4.6 The car parking, landscaping and incidental structures shown on the Local Development Plan are indicative only and are subject to a Detailed Car Park, Landscape and Stormwater Management Plan. The Detailed Car Park, Landscape and Stormwater Management Plan, prepared to the specifications and satisfaction of the Local Government and in accordance with relevant provisions and standards contained within the Scheme, shall include details and specifications dealing with, but not limited to the following:
- a) maximum net lettable area (nla) attributed to each commercial land use class that it is intended to be accommodated within the building footprint indicated on the Local Development Plan map;
 - b) road and footpath layout (including Rights of Way and crossing points) for use by pedestrians, cyclists and vehicles;
 - c) vehicle parking (numbered bays shown), servicing, loading and unloading and turning facilities;
 - d) bicycle parking racks;
 - e) trolley storage and collection areas;
 - f) landscaping (both softscape and hardscape) materials and surface finishes, including that area associated with the Lady Mitchell Memorial Child Health Centre;
 - g) drainage and stormwater management;
 - h) vegetation species;
 - i) boundary treatments including materials and surface finishes;
 - j) proposed screening;
 - k) lighting plan (over areas accessible to the public);
 - l) directional signage; and
 - m) siting of bus shelters.

Note 2: In addressing development standards for landscaping (required by the Scheme), in lieu of meeting minimum percentage coverage requirements, the Local Government may consider the incorporation of alternative innovative landscaping treatments, such as the use of vertical landscaping, where these are demonstrated to be of a high and sustainable standard.

5. Heritage Matters

- 5.1 The Lady Mitchell Memorial Child Health Centre shall be maintained consistent with heritage values of the building and the schedule of recommended conservation actions as contained in an adopted Conservation Management Plan.
- Note 3: On-going maintenance of the Lady Mitchell Memorial Child Health Centre premises shall remain the responsibility of the Local Government or the lessee.

6. Signage

- 6.1 Except where a Precinct Signage Plan has been prepared and adopted, all new signage is to be consistent with the provisions of the Local Planning Scheme and Local Planning Policy: Signage and Advertisements.

7. Variations to the Local Development Plan

- 7.1 Variations proposed to the adopted Local Development Plan shall be considered by the Local Government in accordance with the Scheme.
- 7.2 Where a variation is proposed to the adopted Local Development Plan by an application for planning approval, that in the opinion of the Local Government is significant, the Local Government shall require:
- (a) The local development plan is to be amended in accordance with Schedule 2, Part 7, clause 59 – Amendment of the local development plan of the Planning and Development (Local Planning Scheme) Regulations 2015 (as amended); and
 - (b) modification to be made to the adopted Local Development Plan prior to the determination of the application for planning approval.

Adopted by Resolution of the City of Bunbury
 at the ORDINARY meeting of the Council
 held on the 24th day of NOVEMBER 2015
 Mayor [Signature]
 CEO [Signature]