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PLANNING AND DEVELOPMENT ACT 2005

CITY OF NEDLANDS

**TOWN PLANNING SCHEME
No. 2—AMENDMENT No. 192**

PLANNING AND DEVELOPMENT ACT 2005
APPROVED LOCAL PLANNING SCHEME AMENDMENT
City of Nedlands
Town Planning Scheme No. 2—Amendment No. 192

Ref: TPS/0283

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Nedlands local planning scheme amendment on 1 March 2012 for the purpose of—

1. Inserting a new Clause 5.16 into Town Planning Scheme No. 2 as follows—
 - 5.16 Dalkeith Special Control Area Provisions
 - 5.16.1 Notwithstanding any provision specified elsewhere in the scheme, the development standards as shown in Appendix VI and known as Dalkeith Special Control Area Provisions shall apply to the specified lots within the provisions.
 - 5.16.2 Where there is an inconsistency between the scheme or the Residential Design Codes and the Dalkeith Special Control Area Provisions (Appendix VI), the provisions of Appendix VI shall prevail to the extent of the inconsistency.
2. Inserting the Dalkeith Special Control Area Provisions into Town Planning Scheme No. 2 as Appendix VI.

DALKEITH REDEVELOPMENT
Special Control Area Provisions
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1—GENERAL PROVISIONS

1.1 Town Planning Scheme

- (a) These provisions apply to all development within the Special Control Area (SCA), unless varied by a provision within a specific Precinct Plan. If there is an apparent discrepancy between these general provisions and the provisions applicable to a Precinct, the specific Precinct Plan provisions will apply.
- (b) All other provisions of the City's Town Planning Scheme No. 2 (TPS2) and the Residential Design Codes (RCodes) shall apply unless stipulated in these guidelines.

1.2 Special Control Area Relationship

- (a) Figure 1 depicts the Special Control Area and the associated Precincts.
- (b) Each Detailed Area has an associated Precinct Plan which outlines specific development provisions to that Area.

1.3 Development in Accordance with the Dalkeith Guidelines






- (a) Any development in accordance with these guidelines shall conform with the following vision as agreed to by the Dalkeith Community—

“A place that inspires a sense of Community for people to live, work and recreate in an environment that embraces cross-generational needs with development that reflects and respects the past, and yet showcases the art and culture of a contemporary Australian lifestyle.

Specifically, the Dalkeith Redevelopment Area should maintain the historic and long established position as one of Western Australia's first garden suburbs in keeping with its founding philosophy of providing a family friendly housing environment with close-by and easily accessible range of basic social, recreational, local business and community facilities whilst being encapsulated within a parkland landscape of treed gardens, open streetscapes, street trees, green areas, parks and recreation areas with local traffic and public transport access for residents within the area.”

- (b) Any building which is demolished or destroyed to an amount of more than 25% of its original form, shall be subject to redevelopment and renovations, if applicable, in accordance with these guidelines.
- (c) Where existing strata developments exist, amalgamation into its original parent lot is required prior to approval of a development in accordance with these guidelines.
- (d) Development in accordance with these guidelines shall only occur when a minimum lot size of 1000 m² is available (amalgamation may be required to achieve this).

- (e) Development in accordance with these guidelines shall only occur when a required rear laneway has full access to a gazetted road as outlined on the DAPs (refer clause 2.8 of these guidelines for laneway specifications).
- (f) Five Precincts exist within the SCA with corresponding Precinct Plans, as outlined below—

	Precinct 1 – No. 79 Waratah Avenue
	Precinct 2 – No. 81 Waratah Avenue
	Precinct 3 – Nos. 87, 89, 91, 93, 93A, 95A Waratah Avenue
	Precinct 4 – No. 101 Waratah Avenue
	Precinct 5 – Nos. 129, 131, 133 Waratah Avenue

1.4 Relationship to Adjacent Development

- (a) Development within the SCA that is adjacent to land outside the SCA shall be designed in a manner that is compatible with the maximum allowable scale in accordance with TPS2 and the Residential Design Codes of WA.
- (b) If a property which is within the SCA is amalgamated with an adjacent property which is not within the SCA, then the new parent lot shall be removed from the SCA and the lowest zoning of any of the amalgamated lots applies to the whole new lot as per the current town planning scheme zoning at the time.

1.5 Discretion

Council may vary clauses in these guidelines, with the exception of building height, landscaping, rear laneway requirements and public access gained from rear laneways, but limited to car parking, setbacks and land use and side (north/south) laneways.

2—SPECIFIC PROVISIONS—BUILT FORM

2.1 Land-uses

- (a) Permitted and prohibited land uses are in accordance with the Use Class Table (Table 1) of these guidelines.
- (b) Exceptions to part (a) are identified on the Precinct Plans and shall apply.
- (c) The guiding principle for determining the acceptability of specific land uses will be that land uses are to contribute towards achieving the vision of the SCA as detailed in clause 1.3(b).
- (d) All developments shall comprise of a non-residential component and a residential component of a minimum of 2 dwellings per 1000 m² site area.
- (e) No residential land-uses may front Waratah Avenue on the ground floor with the intent of ensuring an active street frontage; however these uses may address a Secondary Street if applicable.
- (f) Notwithstanding part (d) above, residential uses are not stipulated to exist on a certain floor of a development and may be located below office uses if deemed that it achieves the intent of part (c) above.

2.2 Building Height

- (a) Building height is measured in metres and shall be measured in accordance with the provisions stipulated in the current Town Planning Scheme.
- (b) Maximum building heights are identified within these guidelines and are non-discretionary.
- (c) Undercroft and basement car parking located a minimum of 70% below natural ground level are not considered to be a storey but any part of a building above natural ground level shall be included in the calculation measurement of overall building height.

- (d) The following table outlines the maximum meter requirement for developments in accordance with these guidelines—

Precinct 1-3—

Land Use	Maximum Overall Height	Maximum Wall Height
All development	16.5 metres	13.6 metres
<i>Note: all development shall be mixed use.</i>		

Precinct 4—

Land Use	Maximum Overall Height	Maximum Wall Height
Non-Residential Component	10 metres	8.5 metres
Residential Component	12 metres	10.5 metres
<i>Note: all development shall be mixed use.</i>		

Precinct 5—

Land Use	Maximum Overall Height	Maximum Wall Height
Non-Residential Component	10 metres	8.5 metres
Residential Component	12 metres	10.5 metres
<i>Note: all development shall be mixed use.</i>		

2.3 Building Elevations

- Each façade of a building shall be elevated to present an attractive and appropriately detailed appearance from the street within and beyond the site boundaries to meet the provisions of clause 2.1 (c) of these guidelines.
- At a minimum, any exposed parapet wall(s) shall have the same level of finish as the primary façade and are to incorporate detailing to add visual interest, to the satisfaction of the City.
- Building facades shall be articulated through the considered articulation of windows, doors, balconies, and other openings; distinct base, middle and top elements, decoration, setbacks, selection of materials and other such design elements as appropriate.
- External ducting, air conditioners, plant, pipes, lift over-runs, telecommunication structures and similar building services shall be incorporated in the building design and be screened from view from any public place or adjacent property.
- The upper floor(s) of a development shall be activated to the street through the provision of either windows or balconies to ensure passive surveillance in accordance with the following—
 - A minimum window size shall be 2 m² of glazing; and/or,
 - A minimum balcony size shall be 3 m² of usable space, excluding areas for balustrade.

2.4 Dwelling Types and Sizes

- Grouped and Multiple Dwellings are the only permitted residential land-use.
- Grouped and Multiple Dwellings shall comply with the following restrictions—
 - No density restrictions are imposed with the maximum number of dwellings being determined by the permitted building envelope and development requirements for each lot (e.g. setbacks/heights/open space/car parking/BCA requirements).
 - Where applicable, all dwelling types are permitted on the ground floor only when facing a Secondary Street.
 - Minimum sizes of dwellings and required outdoor living areas based on number of bedrooms are outlined below—

Number of Bedrooms	Minimum Size	Outdoor Living Requirement	Notes
1	75 m ²	16 m ²	Outdoor Living areas can be in the form of more than one area. Min dimension of 4 m.
2	100 m ²	24 m ²	
3+	120 m ²	30 m ²	

- All areas referred to in clause 2.4 (b) iii of these guidelines, may be included in the calculation of any open space required under these guidelines but excludes garage, storage and balcony areas.

2.5 Setbacks

- Setbacks shall be in accordance with the provisions of the relevant Precinct Plans.
- Setbacks defined under the Residential Design Codes of WA are not applicable.

- (c) All setbacks are minimums unless stipulated on a Precinct Plans and are not discretionary in order to ensure high quality amenity.
- (d) Balconies shall not extend into an existing or proposed road reserve or laneway area.
- (e) All reference to setbacks under specific Precinct Plans are measured from the new proposed boundary after any required Laneway areas have been ceded.

2.6 Laneway Requirements

- (a) Laneways shall be provided where marked on a specific Precinct Plan, with the exception of Precinct Plan 3 where the required side (north/south) laneways may be varied or not provided subject to reasonable justification.
- (b) Where laneway widening is identified on a site, this land shall be ceded free of cost prior to issue of certificate of classification.
- (c) All proposed Laneways shall be ceded free of cost by the relevant property, with no portion being taken from existing adjacent residential properties on Philip Road.
- (d) Where a laneway is required, it shall be constructed and drained to the specification and satisfaction of the City of Nedlands prior to occupation of the development.
- (e) Laneways shall have a width of 7 m, including a 1 m infrastructure and servicing strip along the rear boundary.
- (f) Finished levels of laneways shall be 150 mm less than those of the adjoining property along the entire boundary.
- (g) All required laneways shall include the installation of mature trees (species specified by the City) of a minimum height of 2.4 m at 3 m intervals within the infrastructure and servicing strip, prior to the occupation of the development and maintained by the owner of the land for a minimum of 2 years from occupation to the satisfaction of the City.
- (h) All required Laneways shall include bollard lighting infrastructure installed within the infrastructure and servicing strip to be integrated into the City's lighting scheme at the cost of the developer to the satisfaction of the City.
- (i) Laneways shall be constructed and funded (all costs) by owner of the site once approval given by the City.
- (j) Once laneways are constructed and gazetted, access is available to the rear of Philip Road properties by owners of those properties through approved gates onto the laneway.
- (k) Laneways are to be constructed to provide access within the precinct and not on, through or be reliant on access of adjacent sites not in this precinct.

2.7 Access

- (a) Vehicle access and garaging to sites shall be taken from a side street or rear laneway where available.
- (b) Where vehicle access or laneway access is required from Waratah Avenue, access points and crossovers shall be designed in accordance with the City's specifications with left-in, left-out access only and are delineated in the Precinct Plans.
- (c) Public pedestrian access to all uses of a development (i.e. residential and non-residential) shall only be gained from Waratah Avenue.
- (d) Notwithstanding (c), if a unit/tenancy cannot provide public access from Waratah Avenue, then access can be gained from a secondary street or side laneway (i.e. north-south orientated) with adequate justification to the satisfaction of the City, however public access shall not be gained from a rear laneway under any circumstance.

2.8 Universal Access

- (a) Developments with a residential component of 4 or more dwellings are required to provide dwellings designed for universal access in accordance with the following ratios—

Number of Dwellings	Minimum Number of Dwellings Designed for Universal Access
4—7	1
8—11	2
12 or more	3

2.9 Driveways and Garages

- (a) A crossover and/or driveway shall have a minimum width of 4 m and a maximum width at any point of 6 m.
- (b) A crossover and/or driveway onto a laneway shall have a maximum of width of 9 m aggregate per property developed in accordance with these guidelines.

2.10 Car Parking

- (a) All required car parking shall be provided on-site;
- (b) A minimum of 2 car parking bays per residential dwelling shall be provided on-site.
- (c) On-site visitor car parking is required for all residential developments with 3 or more dwellings, at a rate of 1 bay per 4 dwellings, including residential within mixed use developments.

- (d) Car parking shall be provided for each development in accordance with the Non-Residential Car Parking and Bicycle Parking Table (Table 2) of these guidelines.
- (e) Car park designs on-site shall comply with the Australian Standards and the City's TPS.
- (f) All car parking required for properties shall not address Waratah Avenue or, if applicable, a Secondary Street.
- (g) All car parking shall be covered with the exception of visitor car parking.
- (h) There shall be no car parking within street setbacks other than parking for universal access and residential visitors, which shall not be covered, but shall be screened from view from any street with landscaping, or permanent structure to the satisfaction of the City.
- (i) No additional on-street or verge/road reserve car parking shall be considered as part of a Development Application for development in accordance with these guidelines.
- (j) Cash in lieu for parking will not be considered unless there is a Council approved funded alternative for which the cash in lieu can be used to address the parking shortfall.

2.11 Bicycle Parking

- (a) Bicycle parking shall be provided for each development in accordance with the Non-Residential Car Parking and Bicycle Parking Table (Table 2) of these guidelines.

2.12 Storage

- (a) Lockable storage shall be provided for each dwelling with a minimum of 4 m² per dwelling with a minimum dimension of 1.5 m.
- (b) Storage shall not be used as a substitute for required bicycle parking and shall be located externally to the dwelling; however where this is not practical as deemed by the City, the applicant must demonstrate the functionality of the storage enclosure to the satisfaction of the City.

2.13 Bin and Service Provisions

- (a) The design and provision of bin and service enclosures shall comply with relevant City of Nedlands Local Law.
- (b) All buildings are to be designed with bin and service enclosures as an integral part of the building and shall be located with access to a rear laneway or secondary street.
- (c) All dwellings other than multiple dwellings shall have provision of a private outdoor clothes drying facility.
- (d) All multiple dwellings shall have provision of screened outdoor clothes drying areas, to minimise the use of clothes dryers.
- (e) All outdoor drying areas are to be screened from the street and adjoining properties.

2.14 Fencing

- (a) Fencing to Waratah Avenue, and associated primary setback area, is not permitted as it does not encourage active street fronts.
- (b) Fencing to a Secondary Street, where applicable, is permitted to a maximum height of 1.8 m above natural ground level on the street-side and shall be 50% or more visually permeable above 1.2 m height.
- (c) Walls and fences shall be truncated or reduced to no higher than 0.75 m within 1.5 m where walls and fences adjoin vehicle access points where a driveway meets a public street and where two streets intersect.
- (d) Dividing fencing or screen walls are not permitted within setback areas adjacent to laneways or public area for commercial land uses, however security bollards (lighting or other) are permitted to maximum height of 1.2 m.

2.15 Gardens, Landscaping and Open Space

- (a) All development applications shall require a Landscaping Plan depicting proposed landscaping and protection of significant vegetation, if applicable, for approval by the City.
- (b) All properties shall have a minimum of 35% of open space, which may include open car parking, landscaping and pedestrian areas, at ground level measured over the original lot size prior to any applicable laneway ceding requirement subject to the following—
 - i. Of the 35% required open space, 20% shall be permanent landscaping, subject to half of which being in-ground landscaping.
- (c) All setback areas to Waratah Avenue and any applicable Secondary Street shall be landscaped or finished to the satisfaction of the City.

2.16 Noise

- (a) All developments applications shall require an acoustic engineer's report prepared by a qualified Acoustic Engineer demonstrating how the proposed development is designed to deal with sound intrusions (such as vehicle noise from Waratah Avenue) and sound emissions such as communal open space and air conditioners in accordance with the *Environmental Protection (Noise) Regulations 1997*.

2.17 Sustainable Design

- (a) New buildings shall be designed in accordance with the following—
 - i. All north facing glazing shall be shaded by eaves extending between 0.4 and 0.7 times the height of the glazed area, measured from the lower window sill height to the lowest point of the eave, awning or shade device;

- ii. Eaves shall have a minimum 450 mm overhang on southern and eastern boundaries and a minimum 750 mm on northern and western boundaries; and
 - iii. Dark roofs with an absorption value above 0.8 will not be permitted unless it can be demonstrated that additional insulation above BCA requirements and roof ventilation are provided.
- (b) All developments comprising of more than 5 dwellings shall include a sustainability strategy that addresses the following minimum criteria to the satisfaction of the City—
- i. Systems and initiatives that are proposed to reduce water and energy consumption during construction and operation of the building/development;
 - ii. A building materials list that demonstrates the extent to which the material proposed to be used contribute towards sustainability;
 - iii. Material storage so as to minimize ground contamination;
 - iv. Minimal site disturbance during construction and subsequent ground stabilisation;
 - v. All trees and remaining vegetation that have been identified as being retained are to be fenced off with environmentally friendly temporary fencing and maintained during the construction period;
 - vi. Methods to sort all construction waste on site to enable maximum re-use/re-cycling of materials; and
 - vii. Any other matter Council may require.

2.18 Solar Access

- (a) A minimum of 50% of all habitable rooms/open space of any dwelling shall be designed so as to maximise solar exposure to the northern winter sun.
- (b) Buildings shall be designed such that no more than 50% of private open space or northern windows to habitable rooms of an adjoining lot are in shadow at 12:00 pm on 21 June.

2.19 Privacy

- (a) Any potential overlooking from properties within the SCA into properties that are not within the SCA shall be measured in accordance with the provisions of the RCodes.
- (b) All residential dwellings shall be subject to the privacy and overlooking provisions of the RCodes.
- (c) All privacy and overlooking provisions of the RCodes shall be applied to for development with the following exceptions—
 - i. For developments which abut other properties in the SCA, any cone of vision as defined under the RCodes shall be measured to the next closest adjacent setback line, as defined in Clause 3.2, and not property boundary.

2.20 Signs

- (a) Signs shall be integrated into the facades or below the awnings of the building.
- (b) Signage to maintain a minimum clearance of 3 m above the finished pavement level.
- (c) Signage shall not be illuminated.
- (d) All other signage requirements shall be in accordance with the City's requirements.
- (e) Parapet walls shall not be used for any form of advertising at any time during or after construction.
- (f) No roof signs, billboards or hoardings are allowed.
- (g) 75% of the total shop front clear glazed window is to remain free from the advertising, solid materials, solid furniture on or directly adjacent to the clear glazed windows to ensure an open streetscape.

3—SPECIFIC PROVISIONS—STREET FORM

3.1 Safer Design

- (a) Pedestrian entries to all buildings are to be visible from Waratah Avenue and be clearly delineated and legible.
- (b) Buildings are to be designed to allow passive surveillance of communal areas and adjacent public spaces, and shall have at least one habitable room window or balcony overlooking any adjacent street, public space or communal open space, including rear laneways.
- (c) Loading and storage areas shall be well lit and/or lockable after hours to the satisfaction of the City and not visible from Waratah Avenue.
- (d) Ground floor frontages are to be designed as shop fronts with no less than 70% of the shop front glazed with clear glass.
- (e) All developments with public interface (e.g. laneways) shall be assessed against the Design Out Crime Planning Guidelines in order to ensure the highest level of public amenity and safety.

3.2 Activation of Side Streets and Secondary Streets

- (a) To enhance safety and security, all developments shall address and respond to all adjacent streets including rear laneways through active uses.

- (b) Where applicable, alfresco dining is a permitted land use within the street setback area and some portions of the verge on a Street subject to, but not limited to car parking, sight lines and pedestrian access requirements.

3.3 Ground Floor Heights

- (a) The floor to floor height of ground floor non-residential development shall be a minimum of 4 m above the finished floor level of the adjacent footpath.
- (b) The City may approve a greater floor to floor height than that specified in part (a), to achieve a feature effect, for example an internal void if deemed appropriate by the City.
- (c) Awnings over footpaths shall have a height to the underside of not less than 3 m and not greater than 3.5 m.

3.4 Ground Floor Tenancy Depth

- (a) Tenancies fronting Waratah Avenue on the ground floor shall have a minimum depth of 10 m of non-residential use.

3.5 Streetscape Elements

- (a) At least one habitable room window of a street-facing dwelling shall have a clear view of the street and the approach to the building to the satisfaction of the City.
- (b) The upper floor(s) of a street-facing dwelling shall be activated to the street elevation through the provision of either windows or a balcony to the satisfaction of the City to ensure public surveillance and safety.
- (c) All levels of a building shall address adjacent streets/laneways through the provision of major windows, pedestrian entries and balconies or similar.
- (d) All ground floors shall be activated and functional at a pedestrian scale facing Waratah Avenue and, if applicable, a Secondary Street to the satisfaction of the City.

3.6 Pedestrian Amenity

- (a) Any setback area from the original boundary for road upgrades shall be required to be paved and landscaped to the City's specifications as part of the development of the adjacent lot prior to the occupation of the development and ceding of the land.
- (b) All pedestrian entrances shall be constructed with an awning which extends a minimum of 1.5 m either side of the entrance doors.

4—DEFINITIONS

Gross Leasable Area	<i>Typically used to determine the required car parking for a non-residential use and means the area of all floors capable of being occupied by a tenant for their exclusive use, which area is measured from the centre lines of joint partitions or walls and from the outside of external walls or building alignment, including shop fronts, basements mezzanines and storage areas.</i>
Grouped Dwelling	<i>As defined under the Residential Design Codes.</i>
In ground Landscaping	<i>In ground landscaping is the portion of the total required landscaped area that consists of areas of planted materials. This includes areas of mulch, groundcovers, shrubs and trees and excludes areas of hard surfaces, paving, carparking, decks and other standalone hard structures (not associated with planting).</i>
Multiple Dwelling	<i>As defined under the Residential Design Codes.</i>
Open Space	<i>As defined in the Residential Design Codes.</i>
Plot Ratio	<i>Not applicable for these guidelines as building form and type is stipulated by development provisions such as car parking, setback, height and open space requirements.</i>
RCodes	<i>Residential Design Codes of Western Australia (As Amended).</i>
Secondary Street Frontage	<i>The frontage of a property which is located on the corner of Waratah Avenue and a side street (being either Adelma Road, Alexander Road or Robert Street).</i>
Setback	<i>The horizontal distance between a wall at any point and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary, taking into account any and all road widening or laneway requirements.</i>
Single House	<i>As defined under the Residential Design Codes.</i>
Special Control Area (SCA)	<i>Refers to Special Control Area 5—Dalkeith Housing Diversity Area of Town Planning Scheme No. 2 and includes all properties within the boundary of these guidelines as depicted within Figure 1.</i>
Dalkeith Redevelopment Guidelines (also referred to as 'Guidelines')	<i>Refers to the Special Control Area provisions.</i>
TPS No. 2	<i>Refers to Town Planning Scheme No. 2.</i>

Universal Access *Any person who has a limitation, restriction or impairment, which has lasted, or is likely to last, for at least six months and restricts everyday activities.*

WAPC *Refers to the Western Australian Planning Commission.*

NOTES

- (a) The meaning of a term listed in this section shall prevail over all other definitions.
 (b) Where a term is not listed in this section and is listed in the Residential Design Codes, the Residential Design Codes shall prevail as the meaning.

5—FIGURES AND TABLES

Figure 1 – Special Control Area Boundary

Table 1 – Use Class Table

Table 2 – Non-Residential Car Parking and Bicycle Parking Table

TABLE 1—USE CLASS TABLE

<p><u>Explanatory Notes:</u></p> <p>P = Permitted</p> <p>D = Not permitted unless Council exercises discretion.</p> <p>S = No permitted unless Council exercises discretion after giving special notice.</p> <p>X = Not permitted</p> <p>Compliance in accordance with Clause 6.3 of TPS 2 is required for ‘S’ uses and shall be considered the same as ‘AA’ uses.</p>
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Use Classes	Permissibility
Residential uses	
Grouped Dwellings	P
Multiple Dwellings	P
Single House	X
Residential Building	X
Bed and Breakfast	S
Home Business	P
Home Occupation	P
Home Office	P
Home Store	P
Non-residential uses	
Amusement Parlour	S
Animal Establishment	X
Betting Agency	S
Caretaker’s Dwelling	P
Car park	S
Child Care Premises	S
Cinema/Theatre	D
Civic Use	D
Club Premises	S
Community Purpose	D
Consulting Rooms	P
Convenience Store	P
Corrective Institution	X
Day Surgery	S
Educational Establishment	D
Exhibition Centre	P
Family Day Care	S
Fast Food Outlet (Cat 1)	X

Use Classes	Permissibility
Fast Food Outlet (Cat 2)	S
Fuel Depot	X
Funeral Parlour	X
Hospital	X
Hotel	X
Industry Cottage	X
Industry Extractive	X
Industry General	X
Industry Light	X
Industry Service	S
Lunch Bar	P
Market	S
Medical Centre	D
Motel	X
Motor Vehicle, Boat or Caravan Sales	X
Motor Vehicle Repair	X
Motor Vehicle Wash	X
Nursing Home	S
Nursery	P
Nightclub	X
Office	P
Place of Worship	D
Public Utilities	D
Reception Centre	S
Recreation Private	D
Respite Centre	S
Restaurant	P
Restricted Premises	X
Serviced Apartments	S
Service Station	S
Sexual Services Business	X
Shop	P
Showroom	X
Small Bar	S
Storage	X
Tavern	X
Telecommunications Infrastructure	S
Trade Display	X
Transport Depot	X
Veterinary Centre	P
Warehouse	X






TABLE 2—NON-RESIDENTIAL CAR PARKING AND BICYCLE PARKING TABLE

Land Use	Number of Car Parking Bays	Number of Bicycle Parking Spaces
Caretakers Dwelling	One bay in addition to the number of bays required for the predominant use	
Bed and Breakfast Establishment	2 for the permanent residents plus 1 for each guest bedroom	
Education Establishment	2 per classroom	Primary School: 1 per 4 students Secondary School: 1 per 2 students
Home Store	4 bays per 100 m ² of gross floor area or 1 bay per 25 m ² of gross floor area whichever is the greater	
Hospital, Day Surgery Respite Centre	1 per every 3 beds and 1 bay per staff member	1 per 10 beds
Nursing Home	1 per 8 patients' beds plus 1 per 2 employees	1 per 10 beds
Club Premises	All areas to be calculated according to use	All areas to be calculated

Land Use	Number of Car Parking Bays	Number of Bicycle Parking Spaces
Reception Centre Recreation Private Hotel, Motel, Serviced Apartments Tavern, Nightclub	1 bay per bedroom/unit 1 bay per 4 m ² of eating, drinking, lounge or assembly area 1 bay per 4 m ² of assembly area	according to use 1 per 100 m ² of lounge, dining and function areas, beer gardens, and areas used predominantly for games
Place of Worship Cinema/Theatre	1 bay per 4 m ² of assembly area or 1 bay per 25 m ² of gross floor area whichever is the greater	1 per 50 m ² of auditorium area
Consulting Rooms, Veterinary Centre, Medical Centre	4 bays per consulting room or 1 bay per 25 m ² of gross floor area whichever is the greater	1 per practitioner
Child Care Facilities	1 bay for every staff member, plus 1 bay for every 10 children with a minimum of 3 bays other than staff parking	1 per 10 children
Convenience Store/ Service Station	1 bay per petrol pump plus 2 bays per service bay plus 1 bay per 40 m ² of shop area or 1 bay per 25 m ² of gross floor area whichever is the greater	
Restaurant, Fast Food Outlet (Cat 2), Lunch Bar Shop, Betting Agency Community Purpose, Service Industry, Market, Exhibition Centre, Office	1 per 25 m ² of gross floor area	1 per 40 m ² of gross floor area
Industry (light, general, cottage), Motor Vehicle, Boat or Caravan Sales Storage, Open-Air Display	1 bay per 50 m ² gross floor area	Staff: 1 per 200 m ² gross floor area; and Visitors: 1 per 750 m ² gross floor area

6—PRECINCT PLANS

See Precinct Plans

	Precinct 1 – No. 79 Waratah Avenue
	Precinct 2 – No. 81 Waratah Avenue
	Precinct 3 – Nos. 87, 89, 91, 93, 93A, 95A Waratah Avenue
	Precinct 4 – No. 101 Waratah Avenue
	Precinct 5 – Nos. 129, 131, 133 Waratah Avenue

R M HIPKINS, Mayor.
G T FOSTER, Chief Executive Officer.