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PLANNING AND DEVELOPMENT ACT 2005

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**CITY OF SUBIACO**

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**TOWN PLANNING SCHEME No. 4  
AMENDMENT No. 18**



**PLANNING AND DEVELOPMENT ACT 2005**

## APPROVED LOCAL PLANNING SCHEME AMENDMENT

*City of Subiaco*

## Town Planning Scheme No. 4—Amendment No. 18

Ref: TPS/0765

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 Subiaco local planning scheme amendment on 8 October 2014 for the purpose of—

1. **Introducing a new zone being the ‘Town Centre Development’ zone;**
2. **Rezoning Lots 19 Roberts Road and Lot 22 Rokeby Road from ‘Town Centre’ to ‘Town Centre Development’ zone and modifying the Scheme Map accordingly;**
3. **Modifying the Scheme by inserting a new Division 6A: Town Centre Development Zone as follows—**

**DIVISION 6A: TOWN CENTRE DEVELOPMENT ZONE****54A APPLICATION**

- (1) This Division applies to all land zoned ‘Town Centre Development’ within the Scheme Area.
- (2) The general provisions of this Division shall be read in conjunction with any specific provisions or development standards set out in Schedule 8.
- (3) The Residential Design Code AC0 shall apply to land zoned ‘Town Centre Development’

**54B AIMS AND OBJECTIVES**

In considering an application for Development Approval in the ‘Town Centre Development’ zone, the Council shall have regard for the following objectives—

**Primary Objective**

- (a) To provide for the redevelopment and revitalisation of strategically important sites within the Subiaco Town Centre.

**Built Form Objectives**

- (b) Position the Town Centre as a highly desirable and attractive regional destination and community hub for the City of Subiaco residents;
- (c) Retain the village feel and scale and streetscape of Rokeby Road and Hay Street incorporating key architectural elements and where possible requiring the retention of the original building fabric;
- (d) Facilitate a residential population for the Town Centre commensurate with Subiaco’s designation as a secondary centre by concentrating development on vacant and underutilised land behind the Rokeby Road and Hay Street frontages;
- (e) Encourage building design at the ground level that is highly activated and can adapt to cater for changes of use over time; and
- (f) Facilitate development of a bulk and scale that respects the cultural significance of adjacent contributory buildings within the Rokeby Road and Hay Street Conservation Area, and any other recognised adjacent heritage places.

**Public Realm Objectives**

- (g) Extend and upgrade the existing network of arcades, lanes and places including a central public space in the centre of each key street block;
- (h) Design that incorporates sustainability and Crime Prevention through Environmental Design (CPTED) principles;
- (i) Contribute towards appropriate green infrastructure within public spaces appropriate to the urban environment;
- (j) Promote land uses at ground level that encourage vitality during the day and night; and
- (k) Ensure that the frontages of buildings are appropriate to the function of the adjoining public realm, including continuous shop fronts along streets of activity, direct street access for residential building types and provision of weather protection.

**Transport Objectives**

- (l) Promote pedestrian and cycle use through design measures which result in improved integration between all modes of transport; and
- (m) Promote transit-oriented development through increasing density near public transit and allowing for reduction in car parking requirements.

**Governance Objectives**

- (n) Provide for the design and planning of the site to be undertaken in a collaborative process with all relevant stakeholders; and
- (o) Provide a regulatory framework and mechanism that—
  - (i) allows the implementation of a defined vision for development through prescriptive, site specific form based controls, and
  - (ii) allows for site specific design response and development control in exchange for defined public benefits.

In the event of any inconsistency between the objectives of the 'Town Centre Development' zone and the objectives of the scheme, the objectives of the 'Town Centre Development' zone shall prevail to the extent of that inconsistency.

**54C REQUIREMENT FOR LOCAL DEVELOPMENT PLANS**

- (1) No development shall be commenced in the 'Town Centre Development' zone unless a local development plan which applies to the land the subject of the proposed development has first been adopted by the Council in accordance with this Division and the scheme has been amended to include the local development plan in Schedule 8;
- (2) The local development plan is a set of form based controls specific to the subject land. The local development plan shall address the matters articulated in Part 54E (1) of the Scheme;
- (3) A local development plan will take effect, upon publication of an amendment in the *Government Gazette*, which includes the local development plan within Schedule 8 as an approved local development plan.
- (4) All development within the 'Town Centre Development' zone must conform with the relevant adopted local development plan.

**54D COMMUNITY CONSULTATION AND DESIGN FORUM**

- (1) Prior to a proposed local development plan being formally considered for adoption by the Council, a Design Forum which satisfies the requirements relevant to that process set out in Council's Local Planning Policy relating to Design Forums shall be carried out for the purpose of informing the preparation and content of a proposed local development plan.
- (2) Council may waive the requirement to undertake a Design Forum as specified in clause 54D (1) where it can be demonstrated that—
  - (a) satisfactory consultation with all relevant stakeholders has previously been undertaken within the previous 24 months prior to consideration of the local development plan; and
  - (b) the outcomes of the previous consultation are provided to Council; and
  - (c) the proposed local development plan clearly incorporates and reflects the outcomes of the consultation.

**54E CONTENT OF LOCAL DEVELOPMENT PLAN**

- (1) The local development plan shall articulate the standards and requirements for development on the subject land, and shall include details as to—
  - (a) Building height, including podium height, and any additional storeys to be set back from the podium;
  - (b) The location, orientation and design of buildings and the space between buildings;
  - (c) Maximum plot ratio;
  - (d) Location and indicative design of public spaces within the site boundaries;
  - (e) Design interface between public spaces and the ground level of the building including setbacks, surveillance, and land uses;
  - (f) Parking ratios for all applicable use classes;
  - (g) Location of services and public infrastructure;
  - (h) Vehicle access, parking and service area locations;
  - (i) Indicative locations and form of advertising signage;
  - (j) Protection of, and design response to sites or buildings with recognised heritage significance; and
  - (k) Any other relevant matters.

**54F PROCESS FOR ADOPTING LOCAL DEVELOPMENT PLAN**

- (1) A local development plan may be prepared by either the local government or a landowner.
- (2) Upon receiving a local development plan that addresses the requirements of clause 54E, the local government is to give public notice for a minimum period of 28 days in accordance with clause 26(5) of the Scheme, prior to making a determination under clause 54F (3).
- (3) Following conclusion of the public notice period, the local government shall—
  - (i) adopt with or without modifications and initiate a scheme amendment to include the local development plan in Schedule 8 of the scheme; or
  - (ii) refuse to adopt the local development plan.
- (4) If within 60 days of receiving a local development plan under clause 54F, or within 60 days of the conclusion of the public advertising period in 54F (2), or such longer period as may be agreed in writing between the landowner and the local government, the local government has not made one of the determinations referred to in clause 54F (3), the local government is deemed to have refused to adopt the local development plan.
- (5) Once adopted by the local government, the local development plan is to be used as the basis for determining development applications with respect to the land subject to the local development plan.
- (6) The local development plan shall commence operation on the date that a scheme amendment including the local development plan in Schedule 8 is gazetted.
- (7) Where a proposed local development plan is submitted to the Council before the introduction of Division 6A and Schedule 8 to the Scheme and the procedures referred to in Division 6A have been followed, the local development plan may nonetheless be approved by Council and introduced into schedule 8 by way of a scheme amendment and without the requirement to further undertake the processes described in this section.

**54G OPERATION OF LOCAL DEVELOPMENT PLAN**

- (1) The local development plan shall commence operation from the date it is included within Schedule 8 of the scheme by way of a scheme amendment being gazetted for final approval.
- (2) If the local development plan imposes a classification on the land included in it by reference to reserves, zones, or Residential Density Codes then—
  - (a) The provisions of the local development plan apply to the land as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and
  - (b) Provisions in the Scheme applicable to land in those classifications under the Scheme apply unless specifically varied in the local development plan.
- (3) Without limiting the generality of clause 54G (2), under a local development plan—
  - (a) In the areas designated as zones, the permissibility of uses is to be set out in a Zoning Table in the local development plan as if those areas were zones under the Scheme having the same designation;
  - (b) The standards and requirements applicable to the zones and R Coding's under the Scheme apply to the areas having corresponding designations under the local development plan unless specifically stated otherwise;
  - (c) Where land is classified as a local reservation, the rights, provisions and procedures, and the obligations of the local government in regard to compensation set out in the Scheme apply as if the land were correspondingly reserved under the Scheme; and
  - (d) Any other provision, standard or requirement in the local development plan is to be given the same force and effect as if it were a provision, standard or requirement of the Scheme.
- (4) The local development plan may distinguish between the provisions, requirements or standards which are intended to have effect as if included in the Scheme, and any provisions, requirements, or standards which are only for guidance or such other purposes as stipulated in the local development plan.
- (5) If a provision of a local development plan which imposes a classification on the land included in it by reference to reserves, zones or Residential Design Codes is inconsistent with a provision of the Scheme, then the provision of the local development plan prevails to the extent of any inconsistency.
- (6) If a development is the subject of an application for planning approval, and does not comply with a specific standard or requirement set out in an adopted local development plan, Council may vary any provision of the local development plan subject to satisfying the provisions and procedures of clause 28 of the Scheme.

**54H APPLICATION FOR REVIEW**

- (1) Any landowner within the area the subject of a proposed local development plan may seek a review of any decision made by the Council pursuant to clause 54F(3) in accordance with Part 14 of the *Planning and Development Act 2005*;

**54I AMENDMENTS TO LOCAL DEVELOPMENT PLAN**

(1) The local government may adopt a minor change to or departure from a local development plan if, in the opinion of the local government, the change or departure does not materially alter the intent of the local development plan.

(2) Any change to or departure from a local development plan that is not a minor change in the opinion of the local government is to follow the procedures set out in clause 54F.

**54J DEVELOPMENT STANDARDS**

(1) The following standards and requirements shall apply to the 'Town Centre Development' zone—

(a) Plot Ratio

The maximum permitted plot ratio shall be specified in a local development plan.

(b) Building Heights

The maximum permitted building height shall be specified in a local development plan.

(c) Setbacks

The minimum permitted street setbacks shall be specified in a local development plan.

(d) Carparking

The minimum and maximum parking requirements shall be specified in a local development plan. For the removal of doubt, clauses 70, 71 and 76 of the scheme do not apply to this zone.

Where car parking is—

- located at ground level; and/or
- Located above the ground level

it shall be contained within the core of the building. Where it cannot be contained within the core and extends to a façade, that façade shall be designed and finished in a manner which does not negatively impact on the desired surrounding uses. Carparking within buildings shall not be permitted to extend to street frontages.

(e) Public Realm and Landscaping

- (i) High quality, accessible public realm and landscaped areas are to be provided and maintained as required by Council.
- (ii) Awnings and veranda's are to effectively connect with and reflect existing styles within the streetscape.
- (iii) Buildings, particularly to Rokeby Road and Hay Street, shall be orientated to the street, and at street level, contain activities of interest to the pedestrian; and

(2) Planning policies contained within the Planning Policy Manual shall not apply to land or development within the 'Town Centre Development' zone unless the local development plan expressly provides its applicability.

(3) Where a development standard, requirement or any other provision contained in an adopted local development plan conflicts with any development standard, requirement or provision of the Scheme, the development standard, requirement or provision in the adopted local development plan shall prevail to the extent of the inconsistency; and

**54K DEVELOPMENT BONUSES**

(1) Council may consider permitting additional development bonuses in a local development plan in the form of permissible variations to standards and requirements contained in Schedule 8 where Council is satisfied that—

- (a) The proposal will provide a significant public benefit that could not otherwise be provided in the absence of a development bonus; and
- (b) The form of development bonus will not have any significant detrimental impact on the amenity of adjoining properties.

(2) The public benefits referenced in clause 54K (1) may include—

- (a) Improvements to the public realm beyond the extent of the development boundaries and immediate adjoining area;
- (b) Contributions towards and improvement of transport infrastructure, where the transport infrastructure benefits the broader public;
- (c) Green building outcomes and sustainability initiatives above the statutory requirements that provide a clear public benefit;
- (d) Demonstrated housing diversity and affordability;
- (e) Retention and enhancement of places of heritage significance beyond the statutory requirements to protect and maintain; or
- (f) Retention and enhancement of places of heritage significance beyond the statutory requirements to protect and maintain.

4. Modifying the zoning table to insert a new column for the 'Town Centre Development Zone' as follows—

TABLE 1—ZONING TABLE

USE CLASSES	RESIDENTIAL R15 AND R20	RESIDENTIAL R30, R40, R50, R60	RESIDENTIAL R80	TOWN CENTRE	COMMERCIAL/RESIDENTIAL	NEIGHBOURHOOD MIXED USE	LOCAL CENTRE	TOWN CENTRE DEVELOPMENT ZONE
Aged or Dependent Persons Dwelling	AA	AA	AA	AA	AA	AA	AA	
Amusement Centre	X	X	X	SA	X	X	X	
Amusement Facility	X	X	AA	P	P	P	P	
Ancillary Accommodation	P	P	P	AA	AA	AA	AA	
Bed and Breakfast	SA	SA	SA	SA	SA	SA	SA	
Betting Agency INSERT AMEND No. 12 GG 23/10/09	X	X	X	P	AA	SA	SA	
Child Care Service INSERT AMEND No. 8 GG 09/01/09	SA	SA	SA	AA	SA	SA	SA	
Cinemas/Theatre	X	X	X	P	AA	X	X	
Civic Use	X	X	X	P	AA	AA	X	
Club Premises	X	X	X	SA	SA	X	X	
Communications Antennae (Commercial)	X	X	X	AA	SA	SA	X	
Communications Antennae (Domestic) INSERT AMEND No. 2 GG 22/10/04	P	P	P	P	P	P	P	
Community Purpose	X	X	X	P	AA	AA	X	
Consulting Rooms INSERT AMEND No. 2 GG 22/10/04 INSERT AMEND No. 8 GG 09/01/09	X(4)	X(4)	X(4)	AA	AA	AA	AA	
Convenience Store	X	X	X	SA	SA	SA	X	
Dry Cleaning Premises	X	X	X	P	AA	AA	AA	
Dwelling—Grouped INSERT AMEND No. 2 GG 22/10/04	P	P	P	AA	AA	AA	AA	
Dwelling—Multiple INSERT AMEND No. 2 GG 22/10/04	X	P(1)	P	AA	AA	AA	AA	
Dwelling—Single	P	P	P	P	P	P	P	
Dwelling—Single Bedroom INSERT AMEND No. 2 GG 22/10/04	P	P	P	AA	AA	AA	AA	
Educational Establishment	SA(1)	SA(1)	X	AA	AA	SA	X	
Exhibition Centre INSERT AMEND No. 2 GG 22/10/04	X	X	X	P	P	P	P	
Fast Food Outlet INSERT AMEND No. 7 GG 11/07/08	X	X	X	AA	SA	SA	X	
Fish Shop	X	X	X	AA	X	SA	X	
Funeral Parlour	X	X	X	AA	AA	X	X	
Health Studio	X	X	X	AA	AA	AA	X	
Home Occupation INSERT AMEND No. 2 GG 22/10/04	P	P	P	P	P	P	P	
Home Office INSERT AMEND No. 2 GG 22/10/04	P	P	P	P	P	P	P	

REFER TO SCHEDULE 8

USE CLASSES	RESIDENTIAL R15 AND R20	RESIDENTIAL R30, R40, R50, R60	RESIDENTIAL R80	TOWN CENTRE	COMMERCIAL/RESIDENTIAL	NEIGHBOURHOOD MIXED USE	LOCAL CENTRE	TOWN CENTRE DEVELOPMENT ZONE
Home Business INSERT AMEND No. 2 GG 22/10/04	AA	AA	AA	P	P	P	P	
Hospital	X	X	X	X	SA	X	X	
Hotel	X	X	X	AA	SA	SA	X	
Industry	X	X	X	SA	SA	SA	SA	
Industry—Light	X	X	X	SA	SA	SA	SA	
Industry—Hazardous/Noxious	X	X	X	X	X	X	X	
Industry—Service INSERT AMEND No. 2 GG 22/10/04	X	X	X	AA	AA	AA	AA	
Laundromat	X	X	X	AA	AA	AA	AA	
Local Shop	X	X	SA	P	P	P	P	
Lodging House	X	X	SA	SA	SA	X	X	
Massage Rooms	X	X	X	AA	SA	SA	X	
Medical Centre INSERT AMEND No. 2 GG 22/10/04	X	X	X	AA	P	P	P	
Motel	X	X	X	AA	SA	SA	X	
Night Club	X	X	X	SA	X	X	X	
Nursing Home	SA	SA	SA	SA	SA	SA	SA	
Offices INSERT AMEND No. 2 GG 22/10/04 INSERT AMEND No. 8 GG 09/01/09	X(4)	X(4)	X(4)	AA	P	AA	AA	
Open Air Display	X	X	X	AA	AA	AA	AA	
Parking Station	SA	SA	SA	SA	SA	SA	SA	
Place of Public Worship	SA	SA	SA	SA	SA	SA	SA	
Reception Centre	X	X	X	AA	SA	SA	X	
Recreation—Private INSERT AMEND No. 2 GG 22/10/04	AA	AA	AA	AA	AA	AA	AA	
Research and Development INSERT AMEND No. 8 GG 09/01/09	SA(3)	SA(3)	X	AA	AA	AA	X	
Restaurant	X	X	SA	P	AA	AA	AA	
Retirement Village	X	AA	AA	X	AA	AA	X	
Service Station	X	X	X	SA	SA	SA	X	
Serviced Apartments	X	AA	P	AA	P	AA	X	
Shop	X	X	X	P	AA	P	P	
Showroom	X	X	X	AA	AA	AA	AA	
Small Bar INSERT AMEND No 10 GG 21/12/07	X	X	X	AA	SA	SA	X	
Special (licensed) Facility INSERT AMEND No. 2 GG 22/10/04	X	X	X	AA	SA	SA	X	
Tavern	X	X	X	AA	SA	SA	X	
Telecommunications Infrastructure	AA	AA	AA	AA	AA	AA	AA	
Veterinary Clinic/Hospital INSERT AMEND No. 2 GG 22/10/04	X	X	X	AA	AA	AA	X	
Warehouse	X	X	X	AA	AA	AA	X	

REFER TO SCHEDULE 8



## 5. Modifying the Scheme by inserting a new Schedule 8 as follows—

**SCHEDULE 8: APPROVED LOCAL DEVELOPMENT PLANS WITHIN  
THE TOWN CENTRE DEVELOPMENT ZONE****Use Class Table**

BASEMENT USES	
Permitted	Parking Station
Discretionary	All other P, AA and SA uses listed in the Town Centre Zone
Prohibited	Industry, Industry: Light and all other X uses listed in the Town Centre Zone
GROUND FLOOR USES	
Permitted	Local Shop Shop Convenience Store Cinema/Theatre Consulting Rooms Office Restaurant Amusement Centre Amusement Facility
Discretionary	All other P, AA and SA uses listed in the Town Centre Zone Small Bar
Prohibited	Industry: Light and all other X uses listed in the Town Centre Zone
UPPER FLOOR USES	
Permitted	Dwelling (all categories) Home Office Office Cinema/Theatre Motel Serviced Apartments Amusement Centre Amusement Facility
Discretionary	All other P, AA and SA uses listed in the Town Centre Zone Small Bar Roof Top Bar Open Air Cinema
Prohibited	Industry: Light and all other X uses listed in the Town Centre Zone

**LOT 19 ROBERTS ROAD AND LOT 22 ROKEBY ROAD, SUBIACO****Status**

This site is deemed to have satisfied the requirements outlined in Division 6A for the preparation and adoption of a local development plan and is exempt from any further requirements listed under this division. A local development plan which is included within Schedule 8 of the scheme has been adopted and has effect.

The local development plan should be used as a basis to determine future development applications over the site however, variations to the local development plan may be supported by Council, where it can be demonstrated that the vision and objectives for the site can still be achieved.

**Vision**

To transform the current Pavilion market site into an outstanding mixed use development that contributes to the vitality and appeal of the Subiaco Town Centre.

**Objectives**

The objectives for the development of Lot 19 Rokeby Road and Lot 22 Rokeby Road are to—

- (a) Enhance the resident, workforce and visitor population for Subiaco and leverage the advantages of the site's train station proximity;
- (b) Result in mixed use development that maintains the retail streetscape and experience;
- (c) Provide a range of high street retail and supporting commercial opportunities that strengthen the diversity and appeal of the Subiaco retail offer;
- (d) Ensure building height where included does not detract from the streetscape and retail shopping experience;
- (e) Result in a high quality public domain with seating and pedestrian spaces that activate the site and increase the general level of activity along Rokeby Road and the neighbouring environs;
- (f) Result in building form and aesthetic that respects existing heritage and more contemporary redevelopment of adjoining sites;
- (g) Provide a diversity of residential housing that contributes to living options in the Town Centre and Subiaco more broadly;
- (h) Encourage a collaborative "win-win" process between the landowners, the City of Subiaco and immediate stakeholders that can accelerate the redevelopment of the site by involving the broad community in the process;
- (i) Provide a form based development control for the site to create something original and iconic for the site;
- (j) Provide vibrancy and activity as a place where people want to go as a regional destination offering a diverse range of experiences;
- (k) Promote sense of community and celebrate and maintain the character of Subiaco;
- (l) Activate local nodes and strengthen the main street appeal; and
- (m) Provide parking accessibility for a range of people and city visitors; and

**Specific Building Requirements**

The following standards and requirements apply and shall be read in conjunction with the following Figures—

- (a) **Public Domain**

In order to promote permeability and pedestrian amenity, the following additional connections shall be provided as part of the development of the site in accordance with Figure 1 of the local development plan and as follows—

  - (i) A new covered arcade linking from the corner of Rokeby and Roberts through to the lane behind the Rokeby frontage connection right through to Seddon Street;
  - (ii) A widened and extended laneway behind the Rokeby Road frontage completing the connection from Seddon Street through to Roberts Road; and
  - (iii) A new laneway on the eastern boundary connecting Roberts Road to Seddon Street;
- (b) Landuse permissibility shall be in accordance with the zoning table and the approved local development plan that forms part of this Schedule.
- (c) Plot Ratio for development on the site shall be measured over the entire site and is permitted to a ratio of 5:1. Floorspace below ground level does not contribute to plot ratio. Car parking or parking station facilities, above or below ground, does not contribute to plot ratio.
- (d) Building Heights shall be measured in storeys as specified in the local development plan that forms part of this Schedule.
- (e) Setback requirements to individual streets are as specified in the local development plan that forms part of this Schedule.
- (f) Landscaping is to be provided in accordance with clause 6.3.2 of the Residential Design Codes.
- (g) Access to parking shall be from Roberts Road. Sight lines at vehicle access points are to be in accordance with clause 6.3.5 of the Residential Design Codes.
- (h) **Minimum Car Parking Requirements for Dwellings** are specified below—
  - minimum of 0.33 bays and a maximum of 0.5 bays per studio dwelling;
  - minimum of 0.5 bays and a maximum of 0.75 bays per 1 bed dwelling;
  - minimum of 1.0 bays and a maximum of 1.5 bays per 2 bed dwelling; and
  - minimum of 1.25 bays and a maximum of 1.5 bays per 3 bed dwelling.

- (i) Minimum Car Parking Requirements for Serviced Apartments and Motel are specified—
  - minimum of 0.5 bays per apartment.
- (j) Car Parking Requirements for Retail, Small Bar, Restaurant, Amusement Centre, Amusement Facility, Consulting Room, Fast Food Outlet, Health Studio and Theatre are specified below—
  - a fixed rate of 1 bay per 20m<sup>2</sup> of eating, drinking or lounge area (excluding uncovered or outdoor areas, which are exempt from providing parking)
- (k) Car Parking Requirements for Offices are specified below—
  - A fixed rate of 1 bay per 70m<sup>2</sup> net lettable area.
- (l) Visitor parking is not required.
- (m) Street Facades along Rokeby Road shall be designed to reflect the rhythm of the street including the provision of—
  - (i) 4-7m wide continuous shop front detailing including;
  - (ii) 400-500mm dado or decorative treatment;
  - (iii) 3.0-3.5m high awnings;
  - (iv) low key street furniture;
  - (v) under awning panel signage;
  - (vi) Rokeby Road—the facade design on levels 1 and 2 shall include a vertical element that reinforces the 4-7m wide shop front rhythm at ground level.
  - (vii) Rokeby Road—elements of the building above level 2 are to be in accordance with clause 6.2.1 of the Residential Design Codes; and
  - (viii) All other street and public space frontages are to be in accordance with clause 6.2.1 of the Residential Design Codes.

#### **Provision of Specific Public Benefits**

The local development plan includes the following public benefits which shall be provided when the site is developed—

- (a) Public Realm
  - (i) Full hard and soft landscaping of public realm connections/laneways; and
  - (ii) 50% contribution to full hard and soft landscaping of Seddon Place as it adjoins the Pavilion site;
- (b) Transport Infrastructure
  - (i) Public use of all basements parking (excluding resident, serviced apartments and office components);
  - (ii) Dedicating 2 bays on Roberts Road for a car share operator;
  - (iii) Bicycle parking at a rate of 0.2 bicycle bays per residential unit plus 5% of the total number of non-residential parking spaces provided;
  - (iii) Shower and end of trip facilities to be provided for cyclists and building occupants as per City of Subiaco Local Planning Policy End of Trip Facilities (Originally adopted 23 June 2009);
  - (iv) For all non-residential uses, up to 25% of the required parking spaces provided may be designated and labelled for small cars in accordance with AS 2890.1; and
  - (v) In addition to the car parking requirements for all other uses, a minimum of 10% or ten parking spaces (whichever is greater) are designed and labelled for mopeds and/or motorbikes, in accordance with AS 2890.1
- (c) Housing Diversity and the provisions of a mix of housing types comprising—
  - (i) Minimum 10% studio dwellings;
  - (ii) Minimum 25% one bedroom dwellings;
  - (iii) Minimum 20% two bedroom dwellings; and
  - (iv) Minimum 2% three bedroom dwellings.

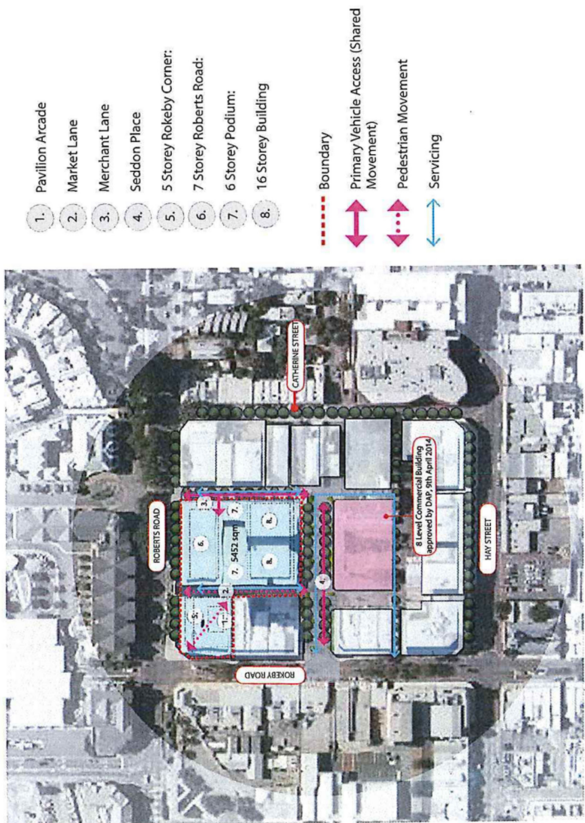


FIGURE 1 - MASTERPLAN

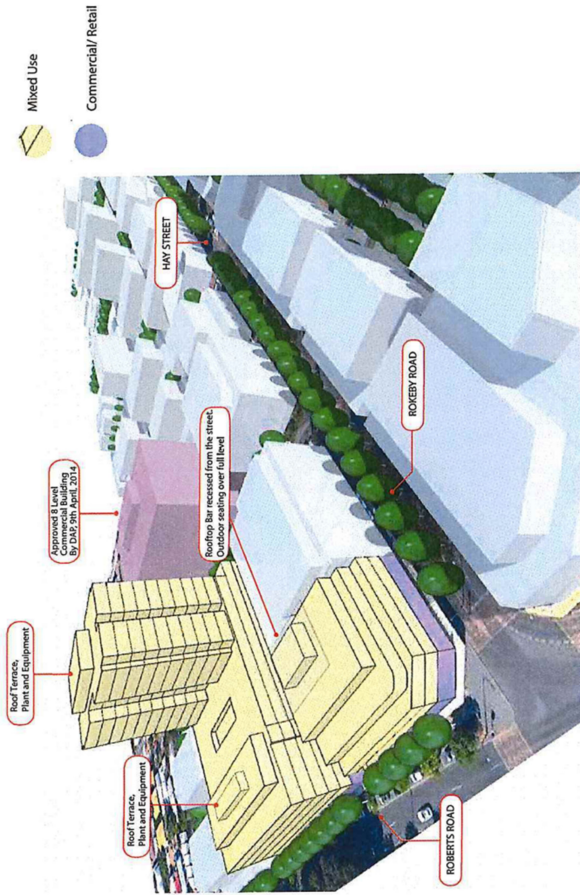


FIGURE 2 - LANDUSE

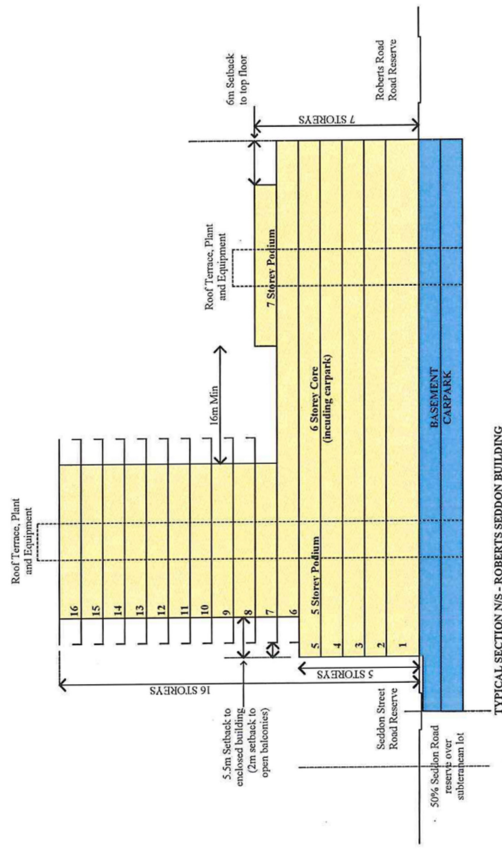
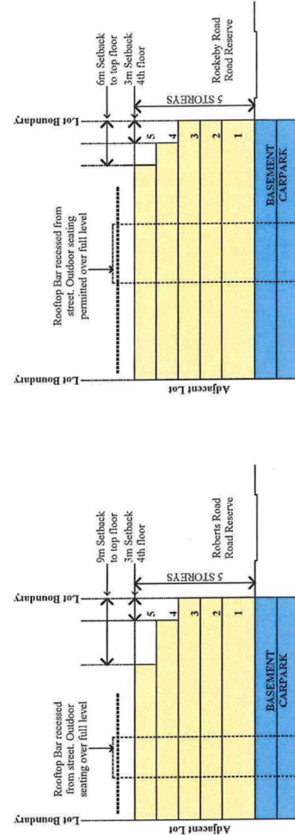


FIGURE 3 - BUILDING FORM



TYPICAL SECTION NIS - CORNER BUILDING

LOCAL DEVELOPMENT PLAN - LOT 19 ROBERTS ROAD & 22 ROKEBY ROAD, SUBIACO

**6. Amending Schedule 1: Definitions by inserting new definitions for studio dwellings, local development plan, open air cinema and roof top bar as follows—**

“Studio dwellings: means a residential dwelling for the purposes of human habitation on a permanent basis by a single person or no more than two persons and with a maximum plot ratio area of 50m<sup>2</sup>”;

“Local Development Plan: means a statutory planning document prepared and approved under the relevant provisions of the scheme which provides for a framework for the planning and co-ordination of land use and development”;

“Open air cinema: means premises where the public may view a motion picture within an unenclosed structure”; and

“Roof top bar: means licensed premises on the roof top of a building. The category of license and scale of facility is to be governed by the options available under the TPS No. 4 and as regulated by the *Liquor Control Act 1988*”.

H. HENDERSON, Mayor.  
S. TINDALE, Chief Executive Officer.

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