



**POLICY NO. LPP 5.10**

**MADDINGTON AND GOSNELLS ACTIVITY CENTRES**

**REASON:**

To provide guidance on the assessment and determination of applications for development approval within the Maddington and Gosnells activity centres.

**POLICY:**

**1. APPLICATION OF THE POLICY**

This Policy applies to all land within the Maddington and Gosnells Activity Centres, as identified in Appendices 1 and 2.

**2. OBJECTIVES**

The objectives of this Policy are to:

- Create vibrant mixed use activity centres comprised of diverse development.
- Create activated streetscapes with an emphasis on safe pedestrian movement and accessible public spaces.
- Promote the principles of Transit Oriented Development.

**3. POLICY**

**3.1 General Requirements**

All development shall comply with the following provisions, with the exception of development on land located on Albany Highway as specified in 3.2 Maddington Activity Centre Requirements and 3.3 Gosnells Activity Centre Requirements of this policy.

Building design and scale

3.1.1 Development shall incorporate architectural features that create an appropriate scale where:

- a) A variety of small scale frontage designs prevail over uniform long facades.
- b) A prominent statement building is achieved on street corners through distinctive architectural expression, built form variation and design detail.

Streetscape vitality

3.1.2 Development shall provide:

- a) Activated facades, where blank walls are minimised.
- b) Direct access to communal entrances and street fronting ground floor units.
- c) Legible communal entrances.



3.1.3 Development shall ensure side and rear elevations visible from the public domain are designed to minimise the visual impact of bulk, scale and blank walls.

Living amenity

3.1.4 The residential components of new development shall provide quality private and communal spaces through:

- a) Building layout and orientation that maximises solar access and natural ventilation.
- b) Balcony balustrading to be at least 50% visually permeable and include screening for minimum privacy needs.
- c) Communal areas that integrate entrances, activity spaces, pedestrian access to units, landscaping and facilities within an attractive courtyard setting.
- d) Discrete design integration of external fixtures, which are concealed from the street, such as air conditioners and piping.

Building bulk and placement

3.1.5 The preferred form of development is as follows, noting that variations may be approved depending on the merits of individual applications:

- a) A minimum two storey scaled building at the street frontage.
- b) Built to at least one side boundary for the first two storeys and be designed to minimise the impact of building bulk and scale upon adjoining properties.
- c) Setback three metres from the street boundary from the third storey to vary bulk and scale, and minimise the overshadowing of adjoining properties.

Commercial and Mixed Use development

3.1.6 Commercial and mixed use development must:

- a) Achieve a nil primary street setback to ground floor frontages and include minor variation for the purpose of providing architectural relief to the façade.
- b) Provide visually permeable glazing for at least 70% of the area of the building's ground floor façade.
- c) Facilitate a minimum 3.6 metre high building cavity for ground floor units.
- d) Provide an awning over the footpath for the entire street frontage. Awnings must meet the following standards:
  - i. Minimum 3 metres headroom above footpath.
  - ii. Minimum 2.5 metres width, subject to clearances from roadways and other utilities.
  - iii. Where possible be continuous with adjoining awnings.
  - iv. Incorporate lighting for pedestrians in the awning structure or building facade.



- e) Prepare a signage strategy that:
  - i. Does not intrude upon non-commercial areas and facades.
  - ii. Allows glazing on street frontages to be unobstructed.
  - iii. Does not incorporate pylon and monolith structures, roof signs or flashing signs.

#### Residential development

3.1.7 Residential development must:

- a) Provide a maximum 2 metre ground floor building setback.
- b) Provide balconies or verandahs which may project into the front set back area by up to 1.5 metres.

#### Car parking

3.1.8 Car parking location, access and provision shall accord with the following:

- a) Provide parking areas to the rear of the building.
- b) Integrate at-grade parking with communal areas, incorporating landscaping and paving detail.
- c) A limit of one crossover per property at a maximum width of 6m, where a second storey or architectural feature provides a contiguous facade above the access way.
- d) Co-location of cross overs between adjoining properties to maximise on-street parking, considering overall parking capability and streetscape amenity.
- e) Non-residential development to provide car parking in accordance with Clauses 3.2.4 and 3.3.2.
- f) Residential development to provide not less than one bay per dwelling and visitor bays in accordance with the Residential Design Codes.
- g) Where the provision of the required number of parking bays includes new on-street parking,
  - i. A cash contribution is to be provided by the developer, as determined by the City.
  - ii. Such bays are to be located in the portion of road reserve directly fronting the development site, unless otherwise approved by the City.

#### Verge design

3.1.9 Verge design shall provide:

- a) A minimum 2 metre wide footpath continuous over the crossover.
- b) For the retention of existing verge trees and/or the provision of new street tree planting.



- c) For outcomes that minimise impact on the verge, such as waste collection that does not require bin pads.

### **3.2 Maddington Activity Centre Requirements**

3.2.1 Development shall comply with the “Albany Highway Access Strategy”.

3.2.2 Development within the Albany Highway Precinct of the Maddington Activity Centre shall comply with the following:

- a) Car parking in the front setback on Albany Highway where nil building setback to streets is precluded by the Access Strategy.
- b) Architectural features that project above 2 storeys at a minimum 8m height to enhance the building’s presence on Albany Highway.
- c) A continuous weather protected walkway along the building frontage.
- d) A 2 metre wide footpath at the building frontage.
- e) A 3 metre wide landscape strip containing shade trees at the Albany Highway boundary.
- f) Red asphalt pavement for parking bays and access areas.

3.2.3 Council will not support development within the area bound by Albany Highway, Herbert Street, Orr Street and Blackburn Street, shown as “Area Requiring Further Investigation” in Appendix 1, until (and unless) a Local Development Plan has been prepared that provides for a new road connection between Sampson Street and Corfu Way.

3.2.4 Commercial and non-residential development to provide not less than 1 bay/50m<sup>2</sup> of Gross Leasable Area (GLA). Variations to the commercial and non-residential development parking provisions will be considered for non-residential development to a rate of 1 bay/100m<sup>2</sup> GLA where:

- a) Car parking provided for any commercial component of the development is made available for general use and access to the parking area is protected by an easement-in-gross; and
- b) Enclosed bike storage facilities are provided within the development site reflecting the car parking shortfall.

### **3.3 Gosnells Activity Centre Requirements**

3.3.1 With the exception of development on corner properties, the following variations may be considered for Albany Highway frontages where reciprocal access arrangements exist between properties:

- a) Building setback, parking location and vehicular access consistent with the adjoining properties where unified streetscapes are achieved, including:
  - i. A 2 metre wide footpath at the building frontage.
  - ii. Weather protection awnings.
  - iii. Pavement treatments.



3.3.2 Commercial and non-residential development to provide not less than 1 bay/100m<sup>2</sup> of Gross Leasable Area (GLA). Development in precincts identified in Appendix 2 Gosnells Activity Centre Local Planning Policy Area shall provide the following parking provision rates:

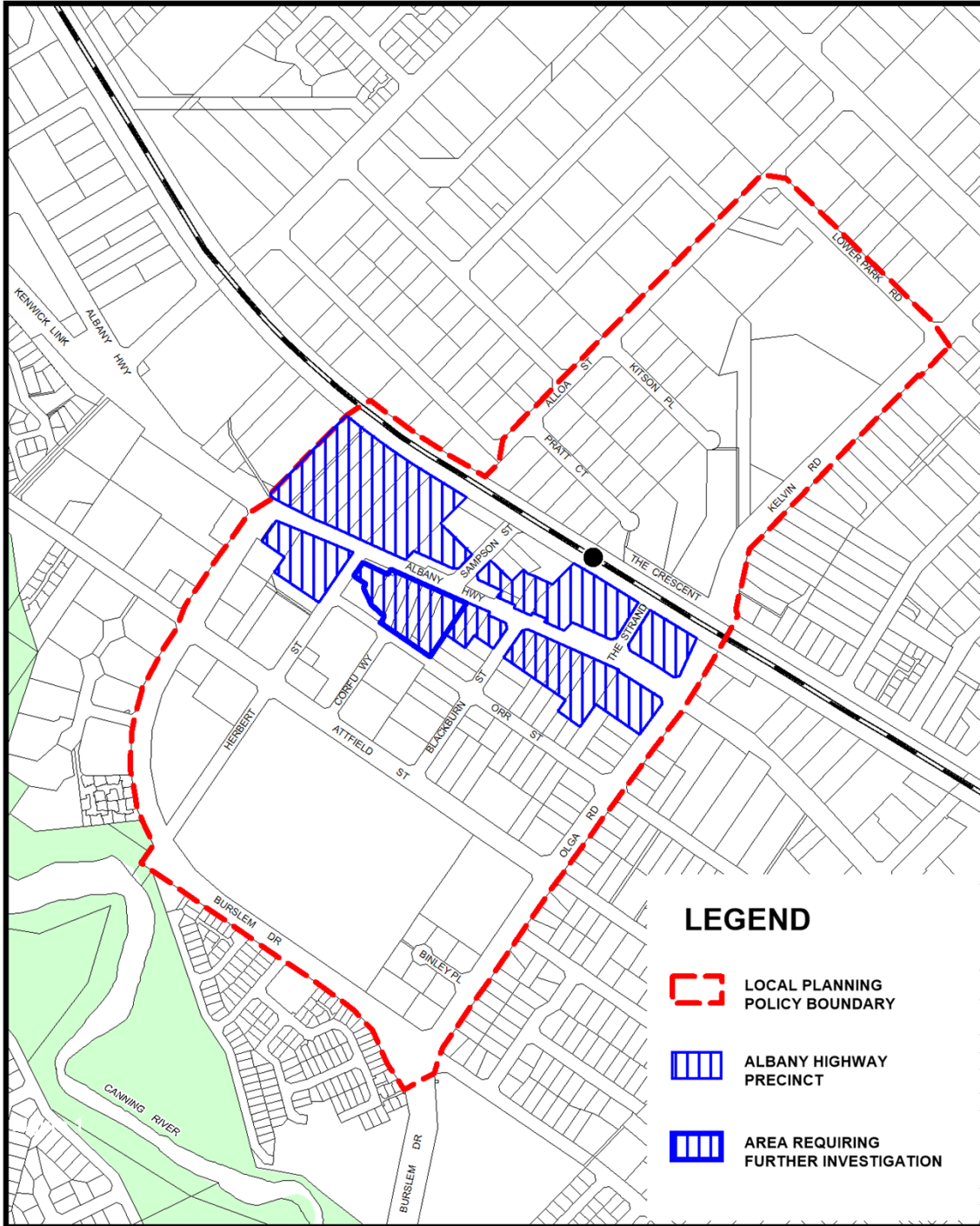
- a) Main Street Precinct - 1 bay/200m<sup>2</sup> of Gross Leasable Area (GLA).
- b) Shopping Centre Precinct – 1 bay/50m<sup>2</sup> of Gross Leasable Area (GLA).

### **3.4 Variations**

Council may support variations to development standards within this Policy where it is considered the design is of a sufficiently high standard.



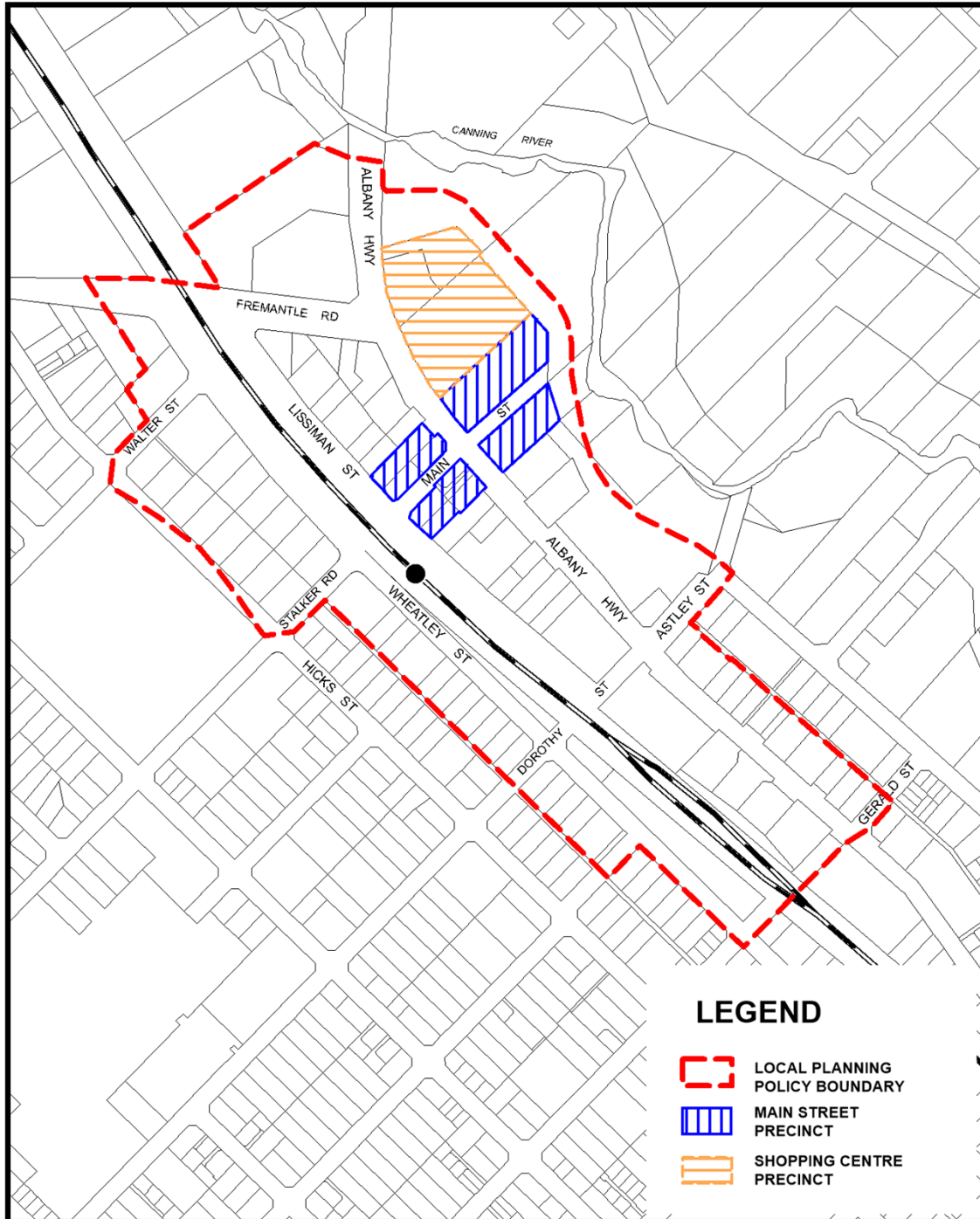
APPENDIX 1 - MADDINGTON ACTIVITY CENTRE



MADDINGTON ACTIVITY CENTRE  
LOCAL PLANNING POLICY AREA



APPENDIX 2 - GOSNELLS ACTIVITY CENTRE



GOSNELLS ACTIVITY CENTRE  
LOCAL PLANNING POLICY AREA



**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	<p>Planning and Development Act (2005)                  City of Gosnells Town Planning Scheme No.6 (TPS 6)                  Planning and Development (Local Planning Schemes) Regulations 2015                  Perth and Peel and 3.5 Million: South Metropolitan Peel sub-regional                  planning framework</p>
<b>Industry Compliance</b>	<p><u>Western Australian Planning Commission Policies:</u>                  DC1.2 Development Control                  DC1.3 Strata Titles                  DC1.6 Planning to Support Transit Use and Transit Oriented                  Development                  SPP3 Urban Growth and Settlement                  SPP3.1 Residential Design Codes                  SPP4.1 Draft – Industrial Interface                  SPP4.2 Activity Centres for Perth and Peel                  SPP5.4 Road and Rail Noise                  SPP7.3 Residential Design Codes Volume 2 – Apartments</p>
<b>Organisational Compliance</b>	<p><u>City of Gosnells Local Planning Policies:</u>                  LPP1.1.1 Residential Development                  LPP2.3 Lodging houses and bed and breakfast accommodation                  LPP2.5 Home based activities                  LPP4.1 Public consultation                  LPP4.9 Signage and Flags                  LPP5.7 Gosnells and Beckenham Laneways                  LPP6.0 Public Art</p>
<b>Process Links</b>	Nil

**LOCAL PLANNING POLICY ADMINISTRATION**

<b>Directorate</b>	<b>Officer Title</b>		<b>Contact:</b>	
Planning & Development	Manager Future Planning		9397 3200	
<b>Risk Rating</b>	Low	<b>Review Cycle</b>	Tri-Annual	<b>Next Due:</b> 2023
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>	<b>Synopsis</b>	
1.	OCM 345/26/11/2019		Advertised with a 21-day submission period.	
2.		OCM 89/14/04/2020	Adopted.	