



Town of
Cambridge

**DEVELOPMENT
COMMITTEE MEETING**

WEDNESDAY 18 SEPTEMBER 2019

ATTACHMENT TO ITEM DV19.125

**LOCAL PLANNING POLICY 2.4: P4: WEMBLEY -
CONSIDERATION OF SUBMISSIONS AND FINAL
ADOPTION**

Local Planning Policy 2.4: Precinct P4: Wembley

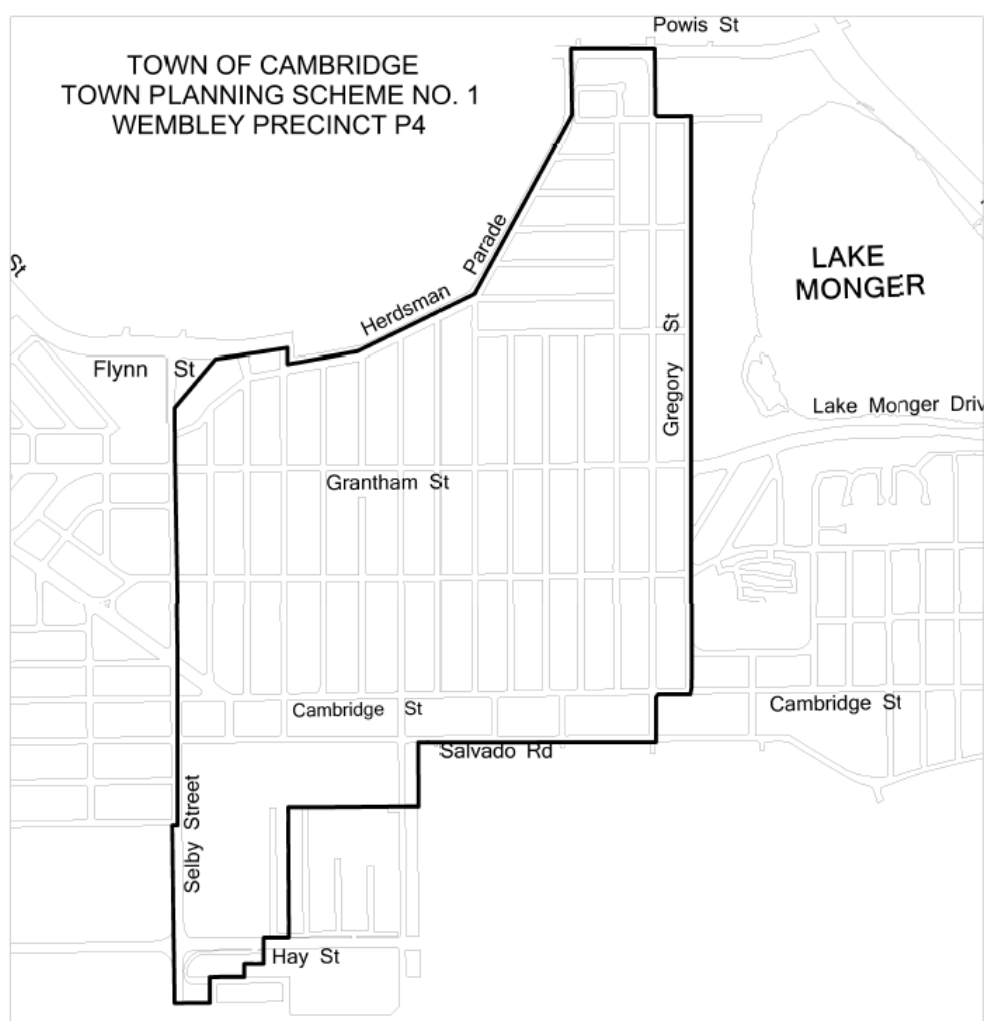
INTRODUCTION

The Wembley Precinct will remain a residential area serviced by a number of retail, commercial and recreation facilities. Most development comprises single houses at low density, although medium density development is permitted in select locations. Non-residential development is restricted to the Wembley Town Centre, along parts of Cambridge Street and Salvado Road, and the Residential/Commercial zone along Herdsman Parade.

The following policy provides statements of intent and development standards for each zone in the precinct, which, in addition to any other relevant policy, are to be used to assess applications for development within the precinct. Policy requirements under all other local planning policies also apply unless specifically varied in the precinct policy.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the Wembley Precinct (see map below).



1. RESIDENTIAL ZONE

1.1. Statement of intent

- Single houses in accordance with the Residential R20 provisions will continue to occupy the majority of land, with infill development favoured on those larger lots which can accommodate additional housing and on certain corner lots.
- Grouped and multiple dwellings at a medium density, however, will be permitted along Salvado Road and Cambridge Street with higher densities permitted along the latter street where two or more lots are amalgamated. This is intended to encourage single integrated developments rather than individual and unrelated developments on small lots.
- Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and adequate car parking should be provided to ensure that retail parking does not encroach into residential streets.

1.2. Development standards

1. Development shall be in accordance with the Residential Design Codes, Town Planning Scheme and any relevant planning policies contained in this manual.
2. In addition, the following standards apply:
 - (a) Corner lots:

Within the area coded Residential R20, with the exception of those lots fronting or siding onto Grantham Street, two dwellings may be constructed on corner lots in accordance with the Residential R30 dwelling density standards subject to the following:

 - (i) one dwelling must front each street;
 - (ii) the configuration of the lot to be developed must coincide with the original subdivision pattern; and
 - (iii) the policy applies to constructed development only. Green title vacant/survey strata titled subdivisions are not permitted.
 - (b) Dual coding:

Within the area coded Residential R40/60 development to Residential R60 dwelling density standards will only be permitted if:

 - (i) the development involves the amalgamation of two or more lots (resulting in a minimum lot area of 1200m²) or,
 - (ii) the lot is already large enough (minimum lot area of 1200m²) to enable integrated development.

2. LOCAL CENTRE ZONE

2.1. Statement of intent

- The existing range of local shopping and community facilities will be consolidated within these areas to serve the day to day needs of the local residents.
- Any new development should create a high level of pedestrian amenity through the provision of continuous shop fronts built up to the street boundary, active frontages and land uses, minimal crossovers and weather protection over the footpath.
- Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and adequate car parking must be provided to ensure that retail parking does not encroach into residential streets.

2.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:

Buildings shall have a maximum plot ratio of 0.5:1 except those buildings located in Cambridge Street between Pangbourne and Simper Streets which shall have a maximum plot ratio of 1:1.
 - (b) Setbacks:

Buildings shall have nil street and side set backs. Buildings shall face the street; blank walls are not acceptable.
 - (c) Verandahs/awnings

Buildings shall be provided with awnings/verandahs over the footpath to ensure adequate weather protection for pedestrians and enhance the streetscape.
 - (d) Pedestrian access:

Where Council considers it necessary, pedestrian access for the public shall be provided from the street to car parking at the rear of properties and this access shall be adequately sign posted. This may require variation to side set backs.
 - (e) Residential density:

Residential density shall comply with the Residential Design Codes site area requirements for R40 in those areas adjoining Cambridge Street and R20 elsewhere.

3. COMMERCIAL ZONE

3.1. Statement of intent

- A range of low intensity commercial uses will be permitted within these areas.
- Any new development should be of a scale similar to the majority of existing buildings and comprise a consistent built form particularly in relation to height and setbacks from the street.
- Careful control will be exercised over the nature of the uses within these areas and their design and layout to minimise impact on any adjacent residential uses or land. Additionally, adequate car parking must be provided on-site to ensure that commercial vehicles do not encroach into residential streets.

3.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Street setback:
Buildings shall be set back from the street alignment such distance as is determined by Council having regard to the streetscape and the building setbacks on adjoining land and in the immediate locality.
 - (c) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

4. RESIDENTIAL/COMMERCIAL ZONE

4.1. Statement of intent

- This area is intended to form a suitable transition between the residential development south of Herdsman Parade and the adjoining commercial development to the north. The redevelopment of land within this area for residential purposes or residential and commercial purposes in combined developments will therefore be encouraged.
- Light industrial uses may only be permitted if they are incidental to another non-residential use and are considered by Council not to detract in any manner from the amenity of combined residential/commercial developments or adjoining residential uses.
- Buildings will be small scale, set back from all boundaries and surrounded by landscaped gardens. Priority will be given to minimising conflict between non-residential uses and residential uses on the same lot and nearby through appropriate site layout and design. Levels of traffic generated by development within this area should also not exceed those appropriate to the adjacent residential area.

4.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Building height:
Buildings shall have a maximum height of 6.0 metres above natural ground level.
 - (c) Setbacks:
Buildings used solely or partly for non-residential purposes shall be set back from all lot boundaries generally in accordance with the requirements of the Residential Design Codes for Residential R40.
 - (d) Landscaping:
Where development for both residential and non-residential purposes is proposed, sufficient landscaping should be provided to complement the development and, for the residential component, comply with the open space provisions of the Residential Design Codes.
 - (e) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

5. RESERVES

5.1. Development standards

1. Sports grounds (Henderson Park, Matthews Netball Centre and Pat Goodridge Oval)
 - (a) Henderson Park and the Matthews Netball Centre are reserved under the Metropolitan Region Scheme for 'Parks and Recreation'. Pat Goodridge Oval is reserved under the Town Planning Scheme for 'Parks and Recreation'.
 - (b) These areas will continue in their primary role as active recreation facilities, while also remaining available for use by visitors and local residents for passive recreation purposes.
 - (c) The facilities are the subject of a needs assessment review and master planning exercise.
2. Rutter Park
 - (a) This land will continue to be used, maintained and enhanced primarily as parkland for the passive recreation of local residents while also accommodating a community centre.
 - (b) The development of any further buildings will generally not be permitted unless they are unobtrusive in bulk and scale and are to be used for a purpose incidental to the current recreation and community roles. No mature trees will be destroyed to facilitate development.

Adopted: 13 October 2009
Amended: 26 March 2019 (DV19.29)

Local Planning Policy 2.4: Precinct P4: Wembley

INTRODUCTION

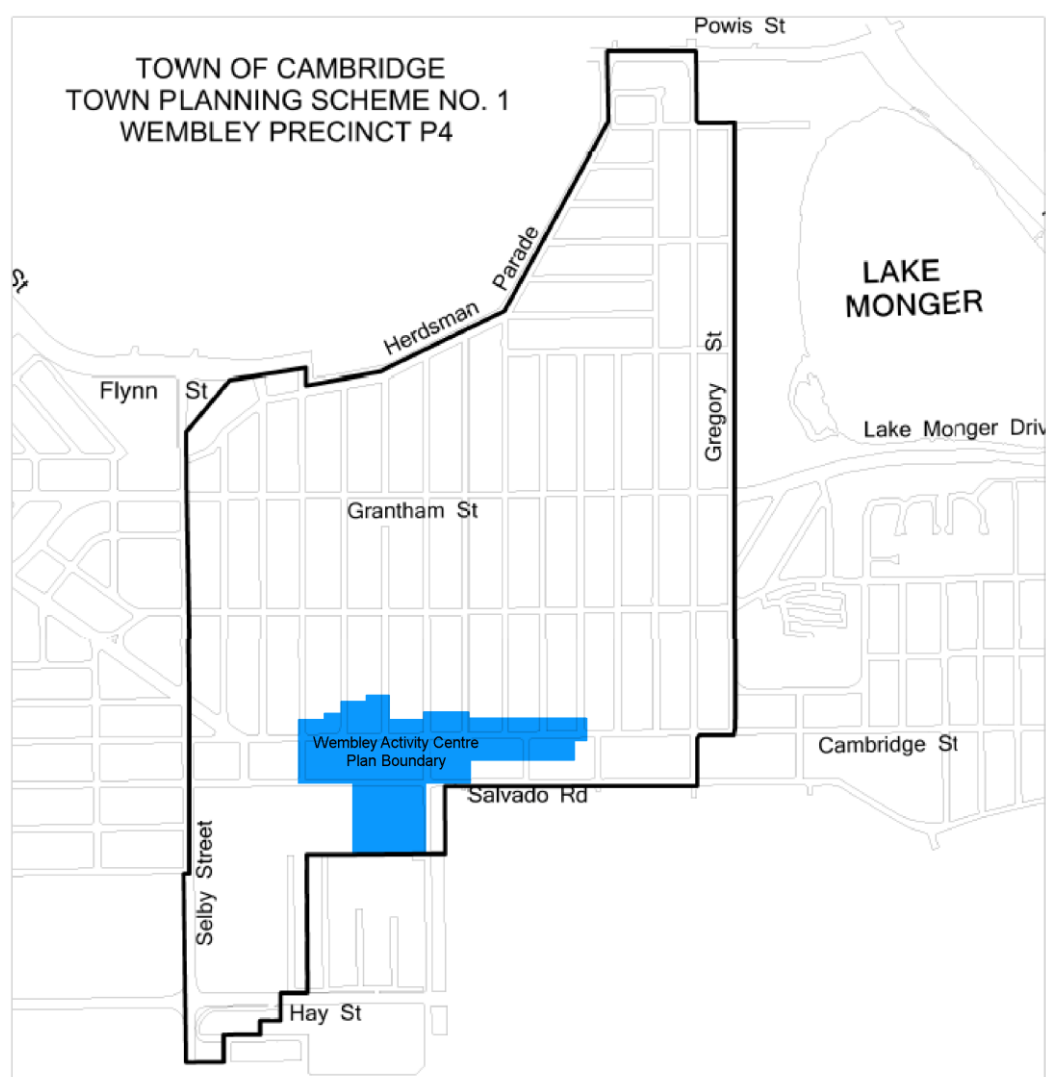
The Wembley Precinct will remain a residential area serviced by a number of retail, commercial and recreation facilities. Most development comprises single houses at low density, although medium density development is permitted in select locations. Non-residential development is restricted to the Wembley Town Centre, along parts of Cambridge Street and Salvado Road, and the Residential/Commercial zone along Herdsman Parade.

The following policy provides statements of intent and development standards for each zone in the precinct, which, in addition to any other relevant policy, are to be used to assess applications for development within the precinct. Policy requirements under all other local planning policies also apply unless specifically varied in the precinct policy.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the Wembley Precinct (see map below).

Notwithstanding, the provisions of the Scheme and/or Wembley Activity Centre Plan will prevail to the extent of any inconsistency with the provisions of this Policy.



POLICY PROVISIONS

1. RESIDENTIAL ZONE

1.1. Statement of intent

- Single houses in accordance with the Residential R20 provisions will continue to occupy the majority of land, with infill development favoured on those larger lots which can accommodate additional housing and on certain corner lots.
- Grouped and multiple dwellings at a medium density, however, will be permitted along Salvado Road and Cambridge Street with higher densities permitted along the latter street where two or more lots are amalgamated. This is intended to encourage single integrated developments rather than individual and unrelated developments on small lots.
- Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and adequate car parking should be provided to ensure that retail parking does not encroach into residential streets.

1.2. Development standards

1. Development shall be in accordance with the Residential Design Codes, Town Planning Scheme and any relevant planning policies contained in this manual.
2. In addition, the following standards apply:
 - (a) Corner lots:

Within the area coded Residential R20, with the exception of those lots fronting or siding onto Grantham Street, two dwellings may be constructed on corner lots in accordance with the Residential R30 dwelling density standards subject to the following:

 - (i) one dwelling must front each street;
 - (ii) the configuration of the lot to be developed must coincide with the original subdivision pattern; and
 - (iii) the policy applies to constructed development only. Green title vacant/survey strata titled subdivisions are not permitted.
 - (b) Dual coding:

Within the area coded Residential R40/60 development to Residential R60 dwelling density standards will only be permitted if:

 - (i) the development involves the amalgamation of two or more lots (resulting in a minimum lot area of 1200m²) or,
 - (ii) the lot is already large enough (minimum lot area of 1200m²) to enable integrated development.

2. LOCAL CENTRE ZONE

2.1. Land use

Proposed land use(s) within the local centre is to demonstrate that:

- a) it serves the needs of the local community within the immediate neighbourhood;
- b) the nature, type and intensity of the use is compatible with the existing uses within the centre;
- c) the nature, type and intensity of the use will not cause a significant adverse impact on the amenity of adjoining properties and residential areas. Consideration will be given to the proposed hours of operation, noise, traffic and parking generation and general impact of the use on the amenity of adjoining properties and residential areas; and
- d) land uses at ground level adjacent to main streets shall contribute to a high level of pedestrian amenity, generating interest and activity within the adjacent public realm.

2.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:

Buildings shall have a maximum plot ratio of 0.5:1 except those buildings located in Cambridge Street between Pangbourne and Simper Streets which shall have a maximum plot ratio of 1:1.
 - (b) Setbacks:

Buildings shall have nil street and side setbacks. Buildings shall face the street; blank walls are not acceptable.
 - (c) Pedestrian amenity and public interface:
 - i. Buildings are to provide continuous pedestrian weather protection over adjacent footpaths in the form of awnings / verandahs;
 - ii. Ground floor level buildings frontages are to be designed to provide a high level of activity and interaction with the adjacent public realm; and
 - iii. Vehicle entry points, crossovers and driveways are to be located and designed to respect and reinforce the primacy of the pedestrian environment.
 - (d) Pedestrian access:

Where Council considers it necessary, pedestrian access for the public shall be provided from the street to car parking at the rear of properties and this access shall be adequately sign posted. This may require variation to side setbacks.
 - (e) Residential density:

- i. The Residential Design Codes development standards for R40 density shall apply for residential development that adjoins Cambridge Street.
 - ii. The Residential Design Codes development standards for R20 density shall apply for residential development in circumstances other than (i) above.
- (f) Amenity:
- Development shall not cause significant adverse impact on the amenity of adjacent and adjoining properties, particularly residential uses, by way of overlooking, overshadowing and building bulk.

3. COMMERCIAL ZONE

3.1. Statement of intent

- A range of low intensity commercial uses will be permitted within these areas.
- Any new development should be of a scale similar to the majority of existing buildings and comprise a consistent built form particularly in relation to height and setbacks from the street.
- Careful control will be exercised over the nature of the uses within these areas and their design and layout to minimise impact on any adjacent residential uses or land. Additionally, adequate car parking must be provided on-site to ensure that commercial vehicles do not encroach into residential streets.

3.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Street setback:
Buildings shall be set back from the street alignment such distance as is determined by Council having regard to the streetscape and the building setbacks on adjoining land and in the immediate locality.
 - (c) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

4. RESIDENTIAL/COMMERCIAL ZONE

4.1. Statement of intent

- This area is intended to form a suitable transition between the residential development south of Herdsman Parade and the adjoining commercial development to the north. The redevelopment of land within this area for residential purposes or residential and commercial purposes in combined developments will therefore be encouraged.

- Light industrial uses may only be permitted if they are incidental to another non-residential use and are considered by Council not to detract in any manner from the amenity of combined residential/commercial developments or adjoining residential uses.
- Buildings will be small scale, set back from all boundaries and surrounded by landscaped gardens. Priority will be given to minimising conflict between non-residential uses and residential uses on the same lot and nearby through appropriate site layout and design. Levels of traffic generated by development within this area should also not exceed those appropriate to the adjacent residential area.

4.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Building height:
Buildings shall have a maximum height of 6.0 metres above natural ground level.
 - (c) Setbacks:
Buildings used solely or partly for non-residential purposes shall be set back from all lot boundaries generally in accordance with the requirements of the Residential Design Codes for Residential R40.
 - (d) Landscaping:
Where development for both residential and non-residential purposes is proposed, sufficient landscaping should be provided to complement the development and, for the residential component, comply with the open space provisions of the Residential Design Codes.
 - (e) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

5. RESERVES

5.1. Development standards

1. Sports grounds (Henderson Park, Matthews Netball Centre and Pat Goodridge Oval)
 - (a) Henderson Park and the Matthews Netball Centre are reserved under the Metropolitan Region Scheme for 'Parks and Recreation'. Pat Goodridge Oval is reserved under the Town Planning Scheme for 'Parks and Recreation'.
 - (b) These areas will continue in their primary role as active recreation facilities, while also remaining available for use by visitors and local residents for passive recreation purposes.
 - (c) The facilities are the subject of a needs assessment review and master planning exercise.

2. Rutter Park

- (a) This land will continue to be used, maintained and enhanced primarily as parkland for the passive recreation of local residents while also accommodating a community centre.
- (b) The development of any further buildings will generally not be permitted unless they are unobtrusive in bulk and scale and are to be used for a purpose incidental to the current recreation and community roles. No mature trees will be destroyed to facilitate development.

Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)

Local Planning Policy 2.4: Precinct P4: Wembley

INTRODUCTION

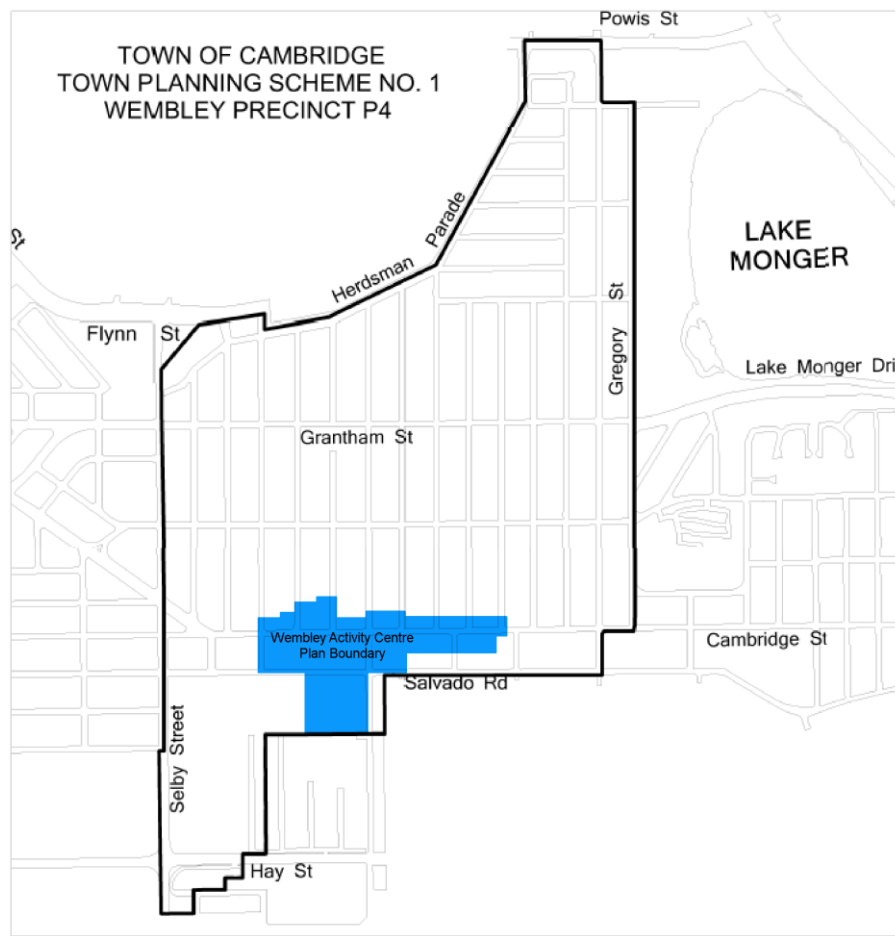
The Wembley Precinct will remain a residential area serviced by a number of retail, commercial and recreation facilities. Most development comprises single houses at low density, although medium density development is permitted in select locations. Non-residential development is restricted to the Wembley Town Centre, along parts of Cambridge Street and Salvado Road, and the Residential/Commercial zone along Herdsman Parade.

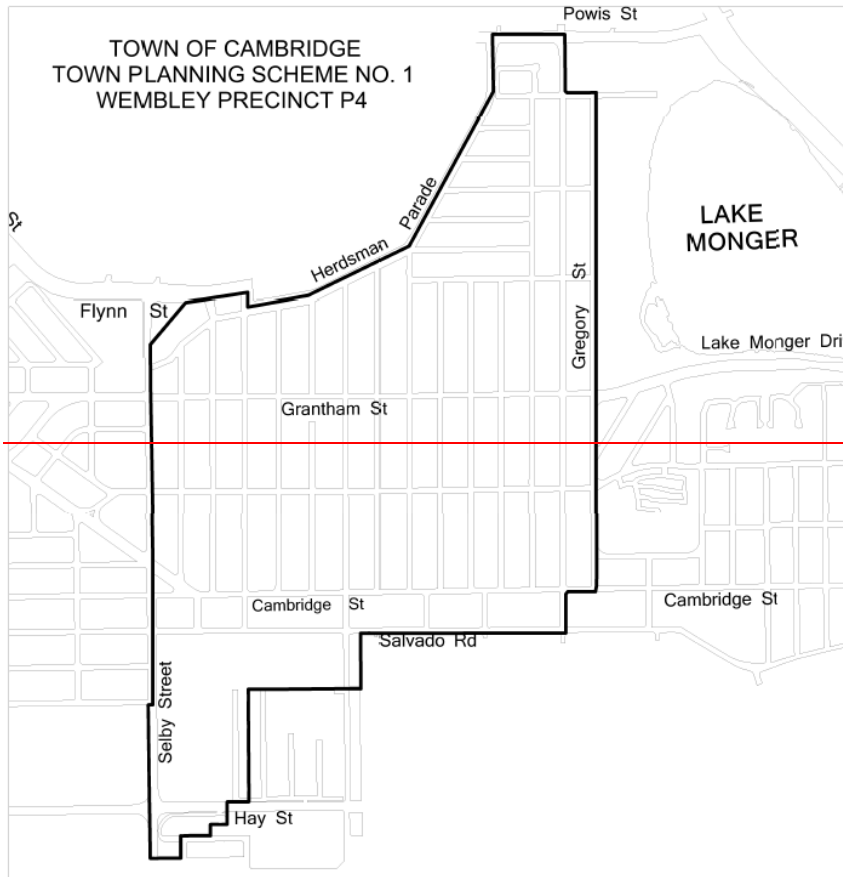
The following policy provides statements of intent and development standards for each zone in the precinct, which, in addition to any other relevant policy, are to be used to assess applications for development within the precinct. Policy requirements under all other local planning policies also apply unless specifically varied in the precinct policy.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the Wembley Precinct (see map below).

Notwithstanding, the provisions of the Scheme and/or Wembley Activity Centre Plan will prevail to the extent of any inconsistency with the provisions of this Policy.





POLICY PROVISIONS

1. RESIDENTIAL ZONE

1.1. Statement of intent

- Single houses in accordance with the Residential R20 provisions will continue to occupy the majority of land, with infill development favoured on those larger lots which can accommodate additional housing and on certain corner lots.
- Grouped and multiple dwellings at a medium density, however, will be permitted along Salvado Road and Cambridge Street with higher densities permitted along the latter street where two or more lots are amalgamated. This is intended to encourage single integrated developments rather than individual and unrelated developments on small lots.
- Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through

the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and adequate car parking should be provided to ensure that retail parking does not encroach into residential streets.

1.2. Development standards

1. Development shall be in accordance with the Residential Design Codes, Town Planning Scheme and any relevant planning policies contained in this manual.
2. In addition, the following standards apply:
 - (a) Corner lots:

Within the area coded Residential R20, with the exception of those lots fronting or siding onto Grantham Street, two dwellings may be constructed on corner lots in accordance with the Residential R30 dwelling density standards subject to the following:

 - (i) one dwelling must front each street;
 - (ii) the configuration of the lot to be developed must coincide with the original subdivision pattern; and
 - (iii) the policy applies to constructed development only. Green title vacant/survey strata titled subdivisions are not permitted.
 - (b) Dual coding:

Within the area coded Residential R40/60 development to Residential R60 dwelling density standards will only be permitted if:

 - (i) the development involves the amalgamation of two or more lots (resulting in a minimum lot area of 1200m²) or,
 - (ii) the lot is already large enough (minimum lot area of 1200m²) to enable integrated development.

2. LOCAL CENTRE ZONE

2.1. Land use ~~Statement of intent~~

Proposed land use(s) within the local centre is to demonstrate that:

- a) it serves the needs of the local community within the immediate neighbourhood;
- b) the nature, type and intensity of the use is compatible with the existing uses within the centre;
- c) the nature, type and intensity of the use will not cause a significant adverse impact on the amenity of adjoining properties and residential areas. Consideration will be given to the proposed hours of operation, noise, traffic and parking generation and general impact of the use on the amenity of adjoining properties and residential areas; and
- d) land uses at ground level adjacent to main streets shall contribute to a high level of pedestrian amenity, generating interest and activity within the adjacent public realm.

- ~~• The existing range of local shopping and community facilities will be consolidated within these areas to serve the day to day needs of the local residents.~~

Formatted: Condensed by 0.1 pt

Formatted: Font: Not Bold

Formatted: Indent: Left: 1 cm, Tab stops: Not at 1 cm

- ~~Any new development should create a high level of pedestrian amenity through the provision of continuous shop fronts built up to the street boundary, active frontages and land uses, minimal crossovers and weather protection over the footpath.~~
- ~~Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and adequate car parking must be provided to ensure that retail parking does not encroach into residential streets.~~

2.1.2.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1 except those buildings located in Cambridge Street between Pangbourne and Simper Streets which shall have a maximum plot ratio of 1:1.
 - (b) Setbacks:
Buildings shall have nil street and side set-backs. Buildings shall face the street; blank walls are not acceptable.
 - (c) Pedestrian amenity and public interface: Verandahs/awnings
 - i. Buildings are to provide continuous pedestrian weather protection over adjacent footpaths in the form of awnings / verandahs;
 - ii. Ground floor level buildings frontages are to be designed to provide a high level of activity and interaction with the adjacent public realm; and
 - iii. Vehicle entry points, crossovers and driveways are to be located and designed to respect and reinforce the primacy of the pedestrian environment.

~~Buildings shall be provided with awnings/verandahs over the footpath to ensure adequate weather protection for pedestrians and enhance the streetscape.~~
 - (d) Pedestrian access:
Where Council considers it necessary, pedestrian access for the public shall be provided from the street to car parking at the rear of properties and this access shall be adequately sign posted. This may require variation to side set backs.
 - (e) Residential density:
 - i. The Residential Design Codes development standards for R40 density shall apply for residential development that adjoins Cambridge Street.

Formatted: Indent: Left: 3.25 cm, Hanging: 0.5 cm, Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 3.63 cm + Indent at: 4.27 cm

Formatted: Font color: Auto

Formatted: Indent: Left: 3.25 cm, Hanging: 0.5 cm, Space After: 6 pt, Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 3.63 cm + Indent at: 4.27 cm

ii. The Residential Design Codes development standards for R20 density shall apply for residential development in circumstances other than (i) above.

Residential density shall comply with the Residential Design Codes site area requirements for R40 in those areas adjoining Cambridge Street and R20 elsewhere.

(f) Amenity:

Development shall not cause significant adverse impact on the amenity of adjacent and adjoining properties, particularly residential uses, by way of overlooking, overshadowing and building bulk.

3. COMMERCIAL ZONE

3.1. Statement of intent

- A range of low intensity commercial uses will be permitted within these areas.
- Any new development should be of a scale similar to the majority of existing buildings and comprise a consistent built form particularly in relation to height and setbacks from the street.
- Careful control will be exercised over the nature of the uses within these areas and their design and layout to minimise impact on any adjacent residential uses or land. Additionally, adequate car parking must be provided on-site to ensure that commercial vehicles do not encroach into residential streets.

3.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Street setback:
Buildings shall be set back from the street alignment such distance as is determined by Council having regard to the streetscape and the building setbacks on adjoining land and in the immediate locality.
 - (c) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

4. RESIDENTIAL/COMMERCIAL ZONE

4.1. Statement of intent

- This area is intended to form a suitable transition between the residential development south of Herdsman Parade and the adjoining commercial development to the north. The redevelopment of land within this area for

residential purposes or residential and commercial purposes in combined developments will therefore be encouraged.

- Light industrial uses may only be permitted if they are incidental to another non-residential use and are considered by Council not to detract in any manner from the amenity of combined residential/commercial developments or adjoining residential uses.
- Buildings will be small scale, set back from all boundaries and surrounded by landscaped gardens. Priority will be given to minimising conflict between non-residential uses and residential uses on the same lot and nearby through appropriate site layout and design. Levels of traffic generated by development within this area should also not exceed those appropriate to the adjacent residential area.

4.2. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standards apply:
 - (a) Plot ratio:
Buildings shall have a maximum plot ratio of 0.5:1.
 - (b) Building height:
Buildings shall have a maximum height of 6.0 metres above natural ground level.
 - (c) Setbacks:
Buildings used solely or partly for non-residential purposes shall be set back from all lot boundaries generally in accordance with the requirements of the Residential Design Codes for Residential R40.
 - (d) Landscaping:
Where development for both residential and non-residential purposes is proposed, sufficient landscaping should be provided to complement the development and, for the residential component, comply with the open space provisions of the Residential Design Codes.
 - (e) Residential density:
Residential density shall comply with the Residential Design Codes site area requirements for R40.

5. RESERVES

5.1. Development standards

1. Sports grounds (Henderson Park, Matthews Netball Centre and Pat Goodridge Oval)
 - (a) Henderson Park and the Matthews Netball Centre are reserved under the Metropolitan Region Scheme for 'Parks and Recreation'. Pat Goodridge Oval is reserved under the Town Planning Scheme for 'Parks and Recreation'.
 - (b) These areas will continue in their primary role as active recreation facilities, while also remaining available for use by visitors and local residents for passive recreation purposes.

- (c) The facilities are the subject of a needs assessment review and master planning exercise.

2. Rutter Park

- (a) This land will continue to be used, maintained and enhanced primarily as parkland for the passive recreation of local residents while also accommodating a community centre.
- (b) The development of any further buildings will generally not be permitted unless they are unobtrusive in bulk and scale and are to be used for a purpose incidental to the current recreation and community roles. No mature trees will be destroyed to facilitate development.

Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)

Draft Local Planning Policy 2.4: Wembley - Schedule of Submissions

Submission No.	Suburb	Object/ Support/ Comment	Comment	Officer Response
1	Wembley	Comment	Statement of intent. As well as specifying overshadowing, the amendment should also incorporate consideration of overlooking of properties to ensure the privacy of surrounding residential properties is considered by any future development. Development standards: With the amount of work invested in developing the Wembley Activity Centre Plan, I would have considered it prudent to refer to the agreed design standards in this document to protect the vision incorporated into this document. This is recognizing that the Plan itself was not popular with local residents (with 49% not supporting the plan), who had particular concerns around the height of future developments. Specifically: • This Policy overrides the 2m setbacks prescribed along Alexander Street for Anchor Site 1 in the Wembley Activity Centre Plan (WACP), with the specification of nil setbacks. There appears to be no justification provided for this change. The 2m setbacks are considered important by the local residents and should be protected. • Given setbacks are to be incorporated into the scheme, and with consideration to the aggressive stance by the developer with regards to development height on Anchor Site 1, it would be prudent and a reflection of good practice to incorporate the 7 storey height limit on Anchor Site 1 into the Policy. • Given the plot ratio is also included in the draft Policy, does the Council think it prudent to also include the requirement for an open public space into this same Policy? • Back in 2016 the Council committed, as a response to significant support by ratepayers, to protecting pre-war buildings across the Town. Some of the discussion at this time was across the benefits of full preservation verses façade protection. Given we have recently lost a recognizable and historical pre-war building to developers in West Leederville, I would like to see the Policy also include protection, of facades as a minimum, of remaining pre-war buildings and with specific reference to the strips of pre-war shops along Cambridge Street.	<u>Submission supported</u> • Consideration of the impact of overshadowing and overlooking has been incorporated in the 'Development standards' of the Local Centre Zone of LPP2.4. <u>Submission noted</u> • The review of statutory planning controls for Wembley, including addressing the relationship between the Wembley Activity Centre Plan and the Wembley Precinct Policy is scheduled to occur in the first half of 2020, as per Council resolution 26 March 2019 (DV19.30). • Review of the post-war shops along Cambridge Street was undertaken during preparation of the Heritage List in 2017. The Heritage List is now adopted and is the statutory mechanism for heritage values to be considered as part of a development proposal, including the protection of the place. The List can be viewed on the Town's website and contains a number of buildings on Cambridge Street, including some that were identified during the preparation of the Wembley Activity Centre Plan.
2	Wembley	Support + Comment	As the council is aware, Marlow Street residents have been very concerned with how the State Administrative Tribunal has recently applied the LPP2.4 policy to the proposed development at Lot 423/59 Marlow Street. The council received 127 objections to the 24-hour car wash and mechanical workshop proposed for Lot 423/59 Marlow Street, which came from virtually all surrounding residents and the local primary school community. The council was also presented with a petition objecting to this proposal that had over 300 signatures. It was clear your electorate did not support this development, and we are grateful you have heard our concerns and are addressing them by amending the local planning policy for Wembley.	<u>Submission supported</u> • Specific provisions related to 'Pedestrian amenity and public interface' have been revised and included in the 'Development standards' of LPP2.4. <u>Submission noted</u> • The statement of intent has been removed. • Environmental impacts for contaminated sites are dealt with under separate legislation, in this case <i>Contamination Sites Act 2003</i> and as such it is generally not considered necessary to incorporate this into the draft Policy. • Waste Management is dealt with under the Town's recently adopted Local Planning Policy 3.22: Waste Management, outlining the circumstances where waste management plans are required, and the format required for waste management plans. As such it is not considered necessary to incorporate the requirement in the

Draft Local Planning Policy 2.4: Wembley - Schedule of Submissions

			As residents who would be affected on a daily basis by any development on this lot, we are particularly concerned that under the current LPP2.4 policy it is possible to operate 24-hour and light industry businesses on land that abuts residential buildings and local businesses. We are pleased to see that, under the draft policy, 'any proposed development... should improve, acknowledge and be responsive to the surrounding developments'. However, we think it should state: 'any proposed development... must improve, acknowledge and be responsive to the surrounding developments'. Making this change will set a clear precedent for future land uses in Wembley's local centre zone and will ensure that our community grows by fostering a strong culture of vibrant local businesses. We would also like the council to consider making it clear in the local centre zone statement of intent that developments must maintain clear, safe and protected pathways for pedestrians. Wembley has a large number of children who rely on existing footpaths to access local childcare, parks and schools. Our family was very concerned by how little the council could take into account the safety of children using the footpath that would go past the proposed Lot 423/59 Marlow Street development. This proposed development would have major vehicle access routes that would directly cut across two footpaths used by children walking to school. Already, these footpaths are hard for children to navigate because cars are often not able to see them past existing buildings. We would like the council to incorporate a requirement to consider pedestrian safety into the local centre zone statement of intent for policy LPP2.4. A core part of creating a connected, modern and urban community is having businesses that can be easily accessed by pedestrians, including families and small children. We do not think the current or draft statement of intent for local centre zones in policy LPP2.4 adequately captures this. We are also concerned by the environmental impact of some of the proposed businesses for Lot 423/59 Marlow Street. Marlow Street is still recovering from the groundwater contamination from the petrol station that was previously on this land. As residents, we think it is imperative the council include requirements for businesses to have clear waste management plans that will ensure any new developments will not worsen the existing contamination on the land. In summary, we support the council's draft statement of intent for LPP2.4 and ask the council additionally consider incorporating: • clear guidelines for maintaining pedestrian safety; and • clear requirements for environmental and waste management.	draft Policy to require waste management plans to accompany every development application.
3	Wembley	Support + Comment	Thank you for the opportunity to provide comment on the above drafted policy, in particular the statement of intent – local centre zone. We appreciate all the work you have done in regards to the recent application for Proposed Car Workshop and 24 hour car wash on 59 Marlow and listening to the residents' genuine objections in relation to the inappropriateness of this proposal. We believe this draft revision of this policy and making it the definition more	<u>Submission supported</u> • Specific provisions related to 'Pedestrian amenity and public interface' have been revised and included in the 'Development standards' of LPP2.4. <u>Submission noted</u> • Environmental impacts for contaminated sites are dealt with under separate legislation, in this case <i>Contamination Sites Act 2003</i>. For this reason the provision

Draft Local Planning Policy 2.4: Wembley - Schedule of Submissions

			explicit is a step in the right direction to increase suitable applications being submitted and reduce the amount of inappropriate development submissions. We like the considerations proposed in this draft. In addition to this draft we would like to recommend a few additional points please be considered: • More language around the importance of safety and wellbeing for nearby residents, infrastructure and community projects. Safety in relation to car traffic, pedestrian safety, proximity to schools, crosswalks, known black spots, local community members safety (e.g. If children are residing in a day-care centre next door), sites deemed to be contaminated and the implications for future development. • Consideration of community initiatives in the designated area e.g. Bicycle friendly pathways, environment initiatives etc. • We would like to see much more emphasis on due diligence in the initial application phase which supports proper planning, such as environmental plans and traffic safety plans submitted in the very initial process.	has not added to the draft Policy. • Clause 63(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires that the applicant provide such specialist reports, should the Local Government request this information. As such the requesting of this information requires careful consideration, with the Development Application process a more suitable mechanism to request this information. As such this provision has not been included in the draft Policy however the Town's 'Development Application Checklist' has been updated to include similar titled documents where considered necessary by the Town.
4	Wembley	Support + Comment	Multipage letter - see end of schedule, summary as follows: • Supportive of changes to Policy, however, the proposed amendment does not go far enough. Recommended the following changes: ○ Define individual local centres in the policy, providing character descriptions for each local centre precinct. ○ Develop development standards for each of the local centre precincts. ○ Provide a definition of what land uses constitute "day-to-day needs". ○ Require development applications to include specific plans related to residential amenity.	<u>Submission noted</u> • The defining and creation of development standards for each specific local centre within Wembley was not in the scope of the review. The analysis and definition of the character of Wembley Precinct as a whole will be part of the Town's Character Study, which is scheduled to commence in the fourth quarter of 2019. The Character Study is an action of the Town's (draft) Local Planning Strategy. Within this study, one of the components will be to analyse each of Wembley's local centre precincts and produce development standards for each of the precincts. As such the defining of individual local centres and subsequent development standards has not been included in the draft Policy, at this stage. • The suggestion to provide example land uses that are acceptable in the local centre zone would contradict the land use permissibility of the Scheme. As such it is unlikely that such a provision would ensure that those particular land uses were the only "acceptable" land uses within the Local Centre Zone of Wembley. For this reason the provision has not added to the draft Policy. • Requiring all applications in the Local Centre Zone to have Waste Management Plan, an Acoustic Report, Parking Management Plan and a Neighbourhood Context Report is difficult as not all applications would require each of these plans. Under clause 63(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires that the applicant provide such specialist reports, should the Local Government request this information. As such the requesting of this information requires careful consideration, with the Development Application process a more suitable mechanism to request this information. As such this provision has not been included in the draft Policy however the Town's 'Development Application Checklist' has been updated to include similar titled documents where considered necessary by the Town.

Draft Local Planning Policy 2.4: Wembley - Schedule of Submissions

5	Wembley	Comment	2.1 Change “should” to “shall” as follows. “Particular consideration shall be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and the generation of car parking in residential streets.” “Any proposed development that adjoins a residential development, shall consider the treatment of interfaces to adjoining residential properties to limit impact and building bulk and overshadowing on major openings to habitable spaces and outdoor living areas.” Add the following wording to the third bullet point. “In particular, building height and bulk shall only increase in accordance with WAPC guidelines.” Add a further bullet point: “Any proposed development shall not negatively impact on the property value of an adjacent property.” 2.2, 2 (a) Does this comply with WAPC guidelines? For example, does it comply with the requirement to consider the scale of surrounding buildings/residences / Why aren't there any restrictions on height? For example, does it comply with the requirement for height to be scaled up progressively? Why aren't there any requirements for green space? For example, if a building is above 2 storeys, green space should be provided in accordance with WAPC guidelines. 2.2, 2 (b) Add in the following after the first sentence. “Setbacks on boundaries with adjoining residential properties shall comply with clause 1.2.”	<u>Submission supported</u> - Consideration of the impact of overshadowing and overlooking has been incorporated in the 'Development standards' of the Local Centre Zone of LPP2.4. <u>Submission noted</u> - The statement of intent has been removed. - It is not clear what WAPC guideline is being referenced in these comments, however building height and bulk are controlled through plot ratio development standards. - Individual property values are not a material planning consideration. Clause 67 of the of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> outlines the relevant matters for consideration in assessment of a development application. - In this Policy height and green space requirements are predominately controlled through setbacks and plot ratio development standards. As such no additional provisions have been incorporated into the development standards of LPP2.4. - The existing setback standards are considered to be appropriate and have not changed in the draft Policy.
6	Wembley	Comment	I'm not sure if what I say here is relevant but is it possible to include more requirements in terms of existing mature tree retention in the area between simpler and Alexander streets. My main interest is the existing carpark for the Cambridge Forum food hall and Wembley hotel, specifically the trees facing into Simper St. Any future development of the car park site will be of a height that will benefit by the trees partially blocking a direct view of the new apartments to those in existing houses on simpler street facing the new development. It also benefit the local birds population as progressively the only large trees in the area have been removed whenever a new development occurs, ie Brigidine Mews removed a number of big trees to the rear of that property.	<u>Submission noted</u> Whilst the preservation of trees and vegetation on a development site is a matter to consider in determining an application, The Town does not currently identify specific trees or vegetation for preservation, except where related to a heritage listing of a place. The scope of this review is to review the statement of intent for the Local Centre Zone and incorporate development standards that align with the objectives of the Local Centre Zone. No provisions for the protection of trees on private property have been incorporated in the draft Policy.
7	Wembley	Support + Comment	I wholeheartedly support the strengthening of the Statement of Intent for the Local Centre Zone, to preserve the amenity for both the occupants and users of the local centre, as well as the amenity of the surrounding developments, particularly developments that are sensitive to amenity impacts. The current Statement of Intent does not place a strong enough emphasis on the preservation of amenity, particularly for land uses that may have a high amenity impact. It would be worthwhile for Local Centre Zoning to take into account the existing uses of Local Centre in the surrounding area to guide the development of specific land uses and buildings. A definition of Local Centre should be a description of what our day-to-day needs are.	<u>Submission noted</u> - The suggestion to provide example land uses that are acceptable in the local centre zone would contradict the land use permissibility of the Scheme. As such it is unlikely that such a provision would ensure that those particular land uses were the only "acceptable" land uses within the Local Centre Zone of Wembley. For this reason the provision has not added to the draft Policy. - Requiring all applications in the Local Centre Zone to have Waste Management Plan, an Acoustic Report, Parking Management Plan and a Neighbourhood Context Report is difficult as not all applications would require each of these plans. Under clause 63(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires that the applicant provide such specialist reports, should the Local Government request this information. As such the requesting of this information requires careful consideration, with the Development Application process a more suitable mechanism to request this information. As such this provision has not been included in the draft Policy however the Town's 'Development Application Checklist' has been updated to include similar titled documents where considered necessary by

Draft Local Planning Policy 2.4: Wembley - Schedule of Submissions

		Any application for a Local Centre should require that specific information should be provided at the time the development application is submitted to maintain the amenity of residential area e.g. a Waste Management Plan, an Acoustic Report, Parking Management Plan and a Neighbourhood Context Report is essential. It is especially important that any development ensure that all parking available is "on site" and not on residential streets and in front of or on the verges of residential properties. E.g. 59 Marlow Street is marked as a Local Centre Zoning and Marlow Street is already recognised as being used as a thorough road, to avoid Selby street and Jersey Street. A development should also maintain similar facades and frontage as other nearby businesses. We understand that the Town is undertaking the development of a new Town Planning Scheme, I am of the opinion that the Local Zoning Centre needs to be significantly changed sooner rather than later.	the Town. • The defining and creation of development standards for each specific local centre within Wembley was not in the scope of the review. The analysis and definition of the character of Wembley Precinct as a whole will be part of the Town's Character Study, which is scheduled to commence in the fourth quarter of 2019. Within this study, one of the components will be to analyse each of Wembley's local centre precincts and produce development standards for each of the precincts. As such the defining of individual local centres and subsequent development standards has not been included in the draft Policy.
--	--	--	--

29 July 2019

Chris Della Bona
Strategic Planning Officer
Town of Cambridge
1 Bold Park Drive
FLOREAT WA 6014

Dear Mr. Della Bona,

PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY 2.4: P4 WEMBLEY — URBANISTA TOWN PLANNING SUBMISSION

BACKGROUND

Urbanista Town Planning has been engaged by [REDACTED] to review the proposed amendments to Local Planning Policy 2.4: P4 Wembley and to prepare a submission on their behalf.

As outlined in the agenda report (item DV19.72) for the 25 June 2019 Council Meeting, the Town understands the need to strengthen the statement of intent for the Local Centre zone within the Wembley Precinct is required in order preserve the amenity of the occupants and users of the Local Centre as well as the amenity of the surrounding residential areas.

The amendments to this policy have arisen due to the submission of planning application for a mechanical workshop and car wash at No. 59 Marlow Street, Wembley, which is zoned Local Centre.

The Council at its Ordinary Meeting held on 19 March 2019, resolved to refuse a State Administrative Tribunal s31 reconsideration application, for reasons relating to the following:

- *The proposal is inconsistent with the objectives and the intent of Local Planning Policy 2.4 – Wembley Precinct as the proposed land uses are not considered to ‘serve the day-to-day needs of the local residents’;*
- *The proposal design and site layout is considered to have an impact on the adjoining residential development.*

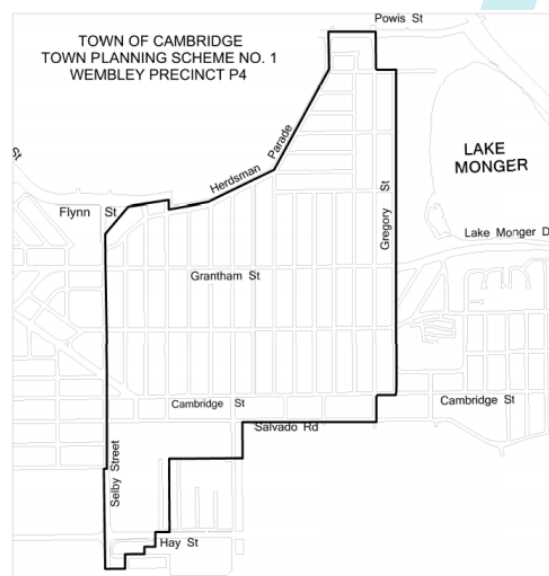
As a result of the Council's decision on the 19 March 2019, this proposal was scheduled to a final hearing on 16 and 17 April 2019. The Tribunal upheld the Council's decision and ultimately refused the application. The findings and conclusions of the State Administrative Tribunal can be summarised as:

- *The proposed mechanical workshop is classified as Industry – Light, and not Industry – General.*
- *The car wash is an appropriate use for the site, subject to a review of the hours of operation.*
- *The proposed mechanical workshop is not an appropriate use for the site.*
- *The proposed layout and built form is consistent with the intended character of the centre.*

Based on the above findings the Town has recognised the need to amend LPP 2.4, to ensure that their planning framework is tightened in order to respect the amenity of the surrounding residential areas as well as ensuring the intended land uses and development are proposed for these local centre areas.

The proposed amendments to the LPP2.4 generally include rewriting the statement of intent for the Local Centre zone. As pointed out in the Tribunal's decision, in the absence of any zone objectives within the Town's Town Planning Scheme No. 1, the statement of intent will ultimately provide the Town's specific objectives and intentions for each of the zones, within each separate precinct.

Our submission recommends that the Town go further than the proposed amendments being suggested within the statement of intent. The recommendations to the policy suggested by Urbanista Town Planning are summarised below.



LPP 2.4 Wembley Precinct P4 Map (Town of Cambridge 2019)

SUMMARY OF RECOMMENDATIONS TO LPP 2.4: P4 WEMBLEY PRECINCT

A summary of the Local Planning Policy amendment recommendations of Urbanista Town Planning are detailed in this section of our submission.

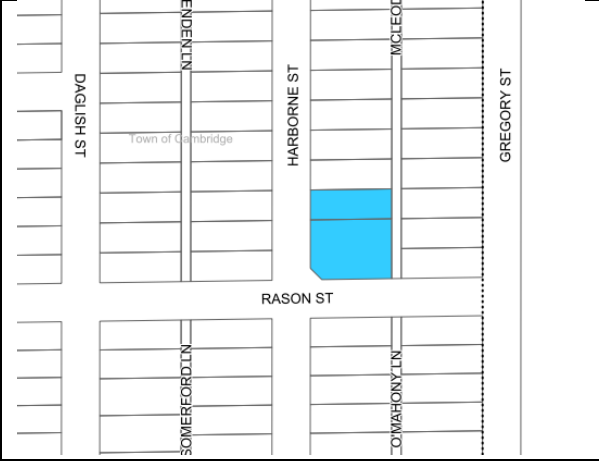
1. *Define Individual Local Centre Areas Separately*

The first recommendation for further review is to define within the Wembley Precinct Planning Policy each of the six existing groups of local centre zonings separately. These local centre areas are:

- *All street corners at Grantham and Marlow Streets (inclusive of the adjoining childcare centre);*
- *North-west street corner Harborne and Rason Streets;*
- *North-west street corner Selby Street and Herdsman Parade;*
- *North-west street corner Grantham and Jersey Streets;*
- *North street corners Grantham and Nanson Streets;*
- *Local Centre on Cambridge Street including North street corners Cambridge and Nanson Streets and the Local Centre centred on Alexander Street and Cambridge Street.*

Details of these local centre areas is shown in the table on the following page. Currently, whilst each precinct is zoned Local Centre, each of these small centres have their own individual characteristics and features. This has not been identified in the current LPP as well as the proposed amended LPP, and would be a welcome and much needed addition.

In relation to the Grantham and Marlow Street Local Centre specifically, it is important to identify the prevalent built form features and land uses in order to provide guidance and context with respect to what is considered appropriate in relation to new development so that any new proposed development is consistent. The common and desirable characteristics of the Grantham and Marlow Street Local Centre area is provided in the table below:

182–186 Harborne Street (North East of Harborne and Rason) 	151 Herdsman Parade (North East Selby and Herdsman) 
All Street Corners Grantham and Marlow 	46–56 Grantham Street (North West Grantham and Jersey) 
81–83 Nanson Street and 38–42 Grantham Street (North Grantham and Nanson) 	Cambridge Street Local Centre 

Address	Land Use/Built Form Characteristics
53-61 Grantham Street	Single storey commercial development comprising up to 4 individual shop and office tenancies. Building presents as a character building, with one continuous shop front along Grantham Street, which is broken up into individual tenancies. The continuous awning and low scale approvals operating from the building (shop, office, personal services) is a desirable feature of the development and contributes positively to the local centre area. Any new development in the Grantham and Marlow Street Local Centre Precinct is envisaged to be of a form, scale and land use intensity that complements and is consistent with the existing form of development at 53-61 Grantham Street.
58A-58D Grantham Street	Single storey commercial development comprising up to 3 individual shop and office tenancies. Building presents as a character building, with one continuous shop front along Grantham Street, which is broken up into individual tenancies. The continuous awning and low scale approvals operating from the building (vet, shop, office) is a desirable feature of the development and contributes positively to the local centre area. Any new development in the Grantham and Marlow Street Local Centre Precinct is envisaged to be of a form, scale and land use intensity that complements and is consistent with the existing form of development at 58A-58D Grantham Street.
61 Marlow Street	Two-storey development, comprising office and shop tenancies. Car parking provided in front of building, with building setback to accommodate parking area. Whilst the built form outcome differs from 53-61 Grantham Street and 58A-58D Grantham Street, the land uses operating from the building are low scale and a desirable feature of the local centre. Any new development in the Grantham and Marlow Street Local Centre Precinct is envisaged to be of a form, scale and land use intensity that complements and is consistent with the existing form of development at 53-61 Grantham Street and 58A-58D Grantham Street. The land uses prevalent in 61 Marlow Street are desirable for the Local Centre.

It is our view that it is important to provide a description of the existing and intended future area in order to guide the development of specific land uses and built form. By doing this, it strengthens the statement of intent and provides more specific guidance with respect to the scale of development and intensity of land uses that are expected for the area.

2. Statement of Intent (section 2.1 of LPP 2.4)

The proposed draft Statement of Intent for a Local Centre zone within the draft Local Planning Policy 2.4 prepared by the Town is as follows:

- *(1) The existing range of local shopping and community facilities will be consolidated within these areas to serve the day to day needs of the local residents.*
- *(2) Any new development should create a high level of pedestrian amenity through the provision of continuous shop fronts built up to the street boundary, active frontages and land uses, minimal crossovers and weather protection over the footpath.*
- *(3) Any proposed development or land uses, and their associated operation practices, should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable. Particular consideration should be given to preserving the amenity of surrounding residential developments through the limitation of operation hours, attenuation of noise produced both directly and indirectly from the operation, and the generation of car parking in residential streets.*
- *(4) Any proposed development that adjoins a residential development, should consider the treatment of interfaces to adjoining residential properties to limit impact and building bulk and overshadowing on major openings to habitable spaces and outdoor living areas.*

The table above provides greater definition with respect to the existing form, scale and intensity of development that is prevalent within the Grantham / Marlow Street Local Centre. Given this there is an opportunity in the Statement of Intent to further define what is meant by the land uses that service the “day-to-day” needs of the community.

Based on the information provided in the previous section, to define individual Local Centre areas separately it is recommended that the Town further review this Local Planning Policy and consider addressing the following:

- Providing a definition of what land uses constitute “day-to-day needs”, i.e. shops, office, personal services, cafés / restaurants.
- Providing a character description of each of the six local centre precincts, such as that provided in the table above.
- Providing additional development requirements that reflect the statement of intent. For example, the proposed amended second and fourth dot point in the statement of intent, includes several built form outcomes, however this is not reflected in the development standards. The statement of intent should be written as overarching objectives and the development standards should specify and reinforce the statement of intent.
- In order address dot point three an applicant should be required to submit specific information that ensures the amenity of the surrounding residential area is maintained. This could include: a traffic impact statement / transport impact assessment, a Neighbourhood Context Report, a Parking Management Plan, a Waste Management Plan, and an acoustic impact report.

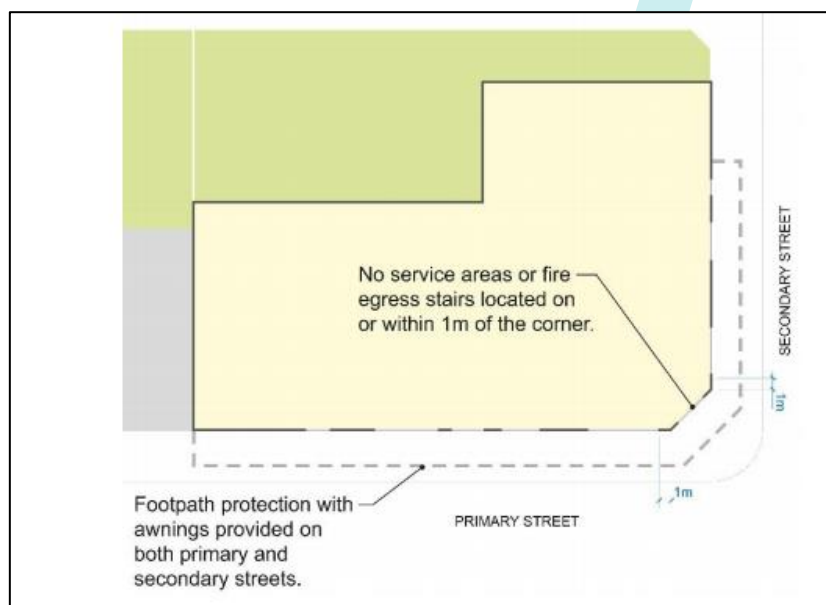
3. Development Standards (section 2.2 of LPP 2.4)

The policy currently contains standards relating to plot ratio, building setbacks, verandah / awnings, pedestrian access and residential density and there is a view that these could be reinforced through additional requirements to ensure that the development outcome is consistent with existing development at 53-61 Grantham Street and 58A-58D Grantham Street.

The following design provisions, diagrams and development standards should be considered to give greater weight to the design of new development, the materials proposed and what is or isn't accepted.

Façade Design

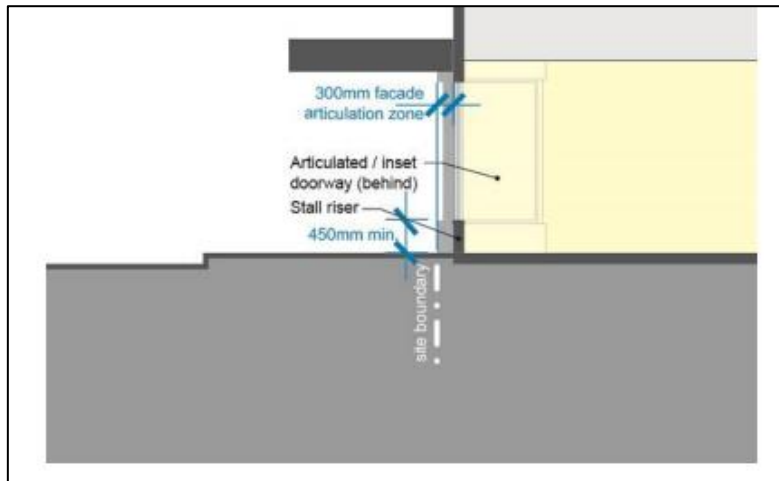
- *Development which retains traditional commercial façades where possible. Buildings designed to address development on the opposing street corner at 53-61 Grantham Street and 58A-58D Grantham Street.*
- *Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of all street frontages to primary streets or secondary streets. Contemporary active frontages which are designed with the core elements of traditional shopfront design.*
- *Development on corner sites that are designed to express significance so as to define the built form and give a strong edge to the public realm. - a diagram as shown below can help to reinforce how development on a corner site should be proposed.*
- *Development and building façade that demonstrates that it adheres to and satisfies the performance criteria of the Designing Out Crime Planning Guidelines (WAPC, 2006) (available from: www.dplh.wa.gov.au/policy-and-legislation/state-planning-framework/fact-sheets,-manuals-and-guidelines/designing-out-crime-planning-guidelines).*



Possible corner diagram image

Materials

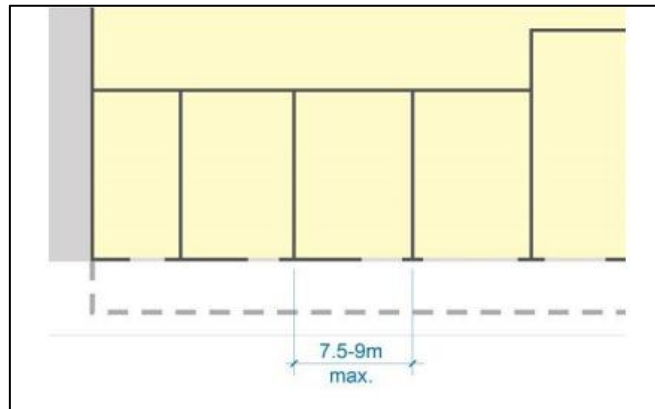
- *Ground floor glazing and tinting of windows which front any primary street or secondary street to be a minimum of 70% visually permeable to provide unobscured visibility.*
- *A minimum façade depth of 300mm to allow space for the articulation of entries, openings, windows, sills, stall risers and other detailing.*
- *Active frontage of the development to a primary street or secondary street allowing uses to be clearly visible from the street.*
- *High quality durable materials and textures used at street level which reference the surrounding context where possible. Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish. (Note: a colours and materials schedule is to be provided as a standard inclusion with a planning approval application submission).*



Possible façade design descriptive image

Tenancy size

- *Development provides regular street entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.*
- *Tenancy spaces which accommodate relevant and desirable uses. Development designed to be adaptive and cater for future uses and changing uses over time.*
- *Ground floor tenancy spaces which front the primary street or secondary street with a width between 7.5m to 9.0m (Also subject to requirements of the National Construction Code).*



Possible tenancy size diagram

Development Requirements

The following documents detailed in the table below are required to be submitted upfront to accompany an application for planning approval for development within “Local Centre” zoned land that is subject to this Local Planning Policy.

Submission Requirement	Comment
Traffic Impact Statement / Assessment	To be provided in accordance with the <i>Transport Impact Assessment Guidelines</i> (WAPC 2016) (available from: www.dplh.wa.gov.au/policy-and-legislation/state-planning-framework/fact-sheets,-manuals-and-guidelines/transport-impact-assessment-guidelines).
Parking Management Plan	A Parking Management Plan is to be prepared and provided in accordance with part 8 of Local Planning Policy 3.13. Part 8.1 details when a parking management plan should be prepared, part 8.2 details the content of a parking management plan.
Neighbourhood Context Report (Neighbourhood and Street Context Report)	Context is the character and setting of an area in which a proposed development will be located. Context includes the natural environment, buildings, spaces, streets and landscape. The scope and detail of a Neighbourhood Context Report (NCR) context plan reflects the size, location, and characteristics of the NCR area and the nature of the proposed development. The NCR is used to assist decision making for planning approval applications. The NCR demonstrates the suitability of a development and the extent to which a proposed development will integrate with and respond to the context of the surrounding area. A NCR considers the proposed development within the planning framework of the locality and character and features of the immediate area — this includes: • zoning in the local planning scheme; • existing and proposed land uses;

	• local planning scheme clauses, local planning strategies and any existing structure plans; • any detailed planning undertaken previously; • infrastructure capacity and potential for augmentation. distribution and mix of uses; • subdivision pattern; • scale and setting of adjoining built form; • impacts from and to adjoining land uses; • building form, materials and finishes; • street design and proportions; • public spaces; and • distinctive Indigenous Australian or Australian heritage features including but not limited to those on a heritage register or inventory and local character.
Level 1 or Level 1A Waste Management Plan	To be provided in accordance with the relevant WALGA Waste Management Plan Guidelines (refer to: www.wastenet.net.au/programs/planning-for-waste-management.aspx).
Acoustic Impact Assessment	An Acoustic Impact Assessment which technically demonstrates: • the impact of noise of the proposed development and its operation; • the suitability of the proposed development in relation to noise impact on surrounding properties and sensitive land uses; and • proposed noise attenuation measures. Any proposed development is also subject to the Environmental Protection (Noise) Regulations 1993 (W.A.)).

SUMMARY

This submission outlines changes suggested to the Town of Cambridge in relation to its advertised amendment to Local Planning Policy 2.4: P4 Wembley. Urbanista Town Planning is happy to continue to work with the Town to provide further information around these suggestions, and how they can be used to shape development in Local Centres in the Town, including the Grantham / Marlow Street Local Centre.

Finally, we note that the officer's report mentions that *'advice from officers at the Department of Planning, Lands and Heritage indicates that the development of a new scheme would be favoured over further amendments to the current Scheme'*. Whilst we acknowledge that we have not been privy to these discussions, we believe that further discussions with the Department should be had regarding this, especially given the preparation of a new scheme can take years. It is extremely important that these land uses which have a significant amenity impact, such as listed in the officer's report, are dealt with and restricted as soon as possible. It is not an unreasonable request for the WAPC to review this matter and this should be relayed to them.

Should you have any question in relation to the details provided in this submission, please contact Petar Mrdja on 6441 9171 or petar@urbanistaplanning.com.au.

Yours sincerely,



Petar Mrdja | **Director**
Urbanista Town Planning