

Local Planning Policy 2.4: Precinct P4: Wembley

INTRODUCTION

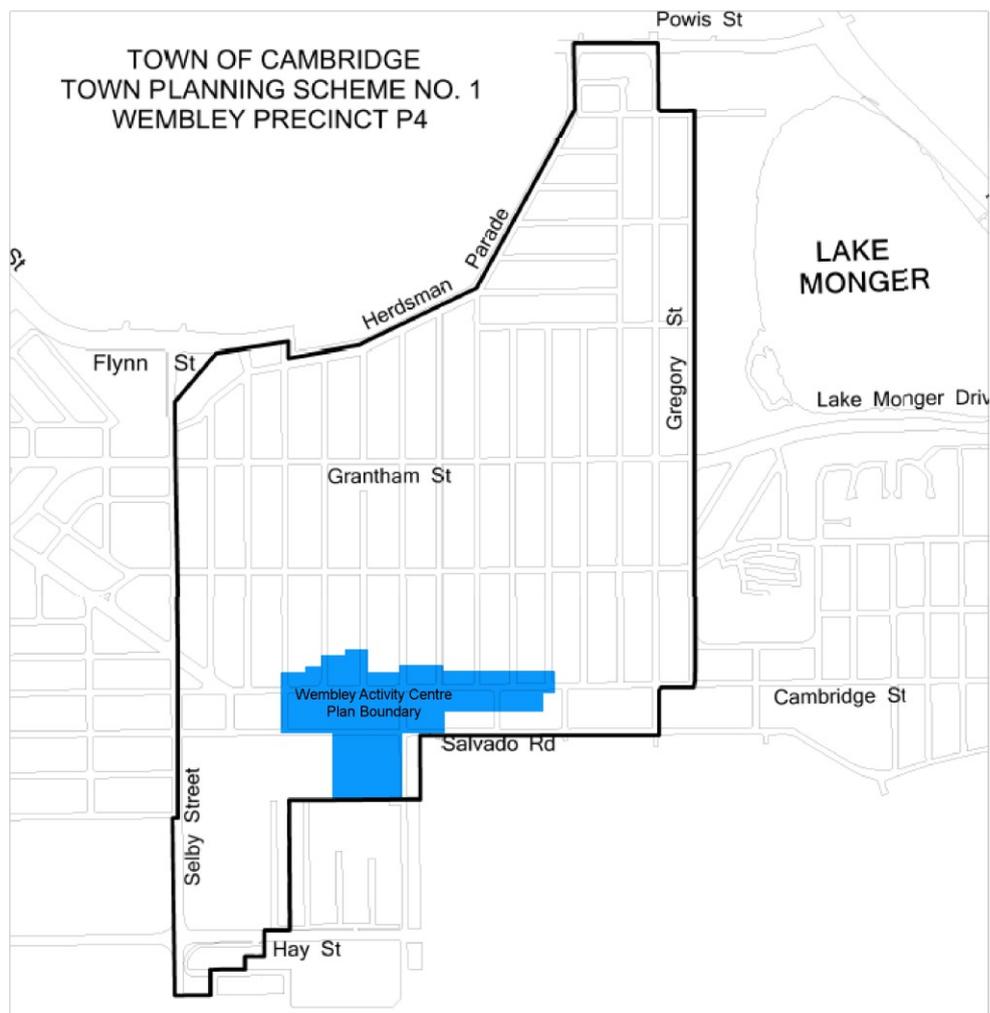
The Wembley Precinct will remain a residential area serviced by a number of retail, commercial and recreation facilities. Most development comprises single houses at low density, although medium density development is permitted in select locations. Non-residential development is restricted to the Wembley 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 the zone objectives set out in the Town of Cambridge Local Planning Scheme No. 1 (**Scheme**) and 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. Statement of Intent

Consistent with State Planning Policy 4.2, the Local Centre zone is intended to provide a local community focal point; provide for the day to day needs of local communities; and play an important role in providing walkable access to services and facilities for local communities.

Development should be consistent with the objectives of the Local Centre zone set out in the Scheme and with the additional provisions relating to land use and development standards set out in this policy.

2.2. Land Use

The following provisions:

1. are to be considered when determining whether a proposed development (land use) is consistent with the respective objectives of the Local Centre zone; and
2. indicate the type of uses which are encouraged or discouraged, having regard to the zone objectives.

Objective: Provide services for the immediate neighbourhoods, that are easily accessible, which do not adversely impact on adjoining residential areas.

- (a) New development should not have any adverse impact on the amenity of adjoining residential areas. Consideration will be given to the proposed hours of operation, noise, traffic and parking demand, and the general impact of the use on the amenity of adjoining land;
- (b) Small scale, pedestrian oriented land uses are likely to be consistent with this objective and are encouraged;
- (c) Uses which do not provide services primarily for the immediate neighbourhoods, or which provide services for a substantially wider catchment, are not considered to be consistent with this objective and are generally discouraged;
- (d) Uses which are 'car based' or which rely substantially on private vehicle trips are unlikely to be consistent with this objective, and are generally discouraged; and
- (e) In this objective, the area within a 200m radius, and up to approximately a 500m radius of the zone will generally be considered the 'immediate neighbourhoods'.

Objective: Provide for neighbourhood and local centres to focus on the main daily household shopping and community needs.

- a) Land uses which provide for main daily household shopping or community needs are consistent with this objective and should generally be encouraged subject to considering the other zone objectives and policy provisions;
- b) Land uses which provide for weekly shopping and community needs may still be consistent with this objective;

- c) Land uses which do not provide for main daily or weekly household shopping or community needs will generally be discouraged;
- d) Smaller scale offices will not be considered inconsistent with this objective, unless the proposed use prevents the centre from focusing on main daily household shopping and community needs.

Objective: *Encourage high quality, pedestrian-friendly, street-orientated development.*

- a) Proposed developments should contribute to a high level of pedestrian amenity, to generate interest and activity with the adjacent public realm.

Objective: *Provide a focus for medium density housing.*

- a) The location of the Local Centre zone, together with the achievement of the other objectives of the zone, allow the zone to provide a focus for medium density housing.

Objective: *Ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.*

- a) Any proposed development should be designed and landscaped to provide for a high standard of safety, convenience and amenity for the Local Centre zone and the surrounding area.

2.3. 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)

Amended: 25 February 2020 (DV20.10)