

ARMADALE REDEVELOPMENT SCHEME 2 - PRECINCT 15: TOWN ACTIVITY CENTRE PLAN – CONDITIONS OF APPROVAL

In accordance with clause 9.6 of Armadale Redevelopment Scheme 2 (Scheme 2), notice is given that the Armadale Land Redevelopment Committee (LRC), at its meeting on 7 September 2020, approved the Activity Centre Plan for Precinct 15 of the Wungong Urban Water Project Area, subject to the following Conditions of Approval:

1. The applicant is to prepare and submit a plan detailing the revised road layout and land use configuration for the Precinct 15 Local Structure Plan which aligns with the road network configuration of the Town Activity Centre Plan (ACP), ensuring a seamlessly connected and legible road network and associated pedestrian and cycle paths, consistent with clause 2.3.3 and clause 2.3.4 of Scheme 2 and section 2.3 of the Design Guidelines, to the satisfaction of the Authority. (Refer Advice Note a)
2. The Activity Centre Plan, ACP Report and all relevant appendices are to be modified to facilitate development within the Activity Centre that is aligned with the Design Intent and Objectives of the Wungong Urban Water Design Guidelines, as detailed below:
 - a) Further detail is to be provided in the ACP, to the satisfaction of the Authority, of proposed physical barriers, hard and soft landscaping and signage to be installed to act as a disincentive to direct vehicle movement from the 'left in/left out' to the main car parking area at the rear of the 'supermarket site', consistent with the intent of the ACP. (Refer to Advice Note b)
 - b) Land Use:
 - i. All references to the 'service station' land use are to be removed from the ACP, except where identified below in the additional bullet point to be inserted into section 6.1.
 - ii. The following amendments are to be made to Section 6.1 of Section 1 – Implementation Section (section 6.1):
 - The section 6.1 heading is to be amended from 'Guiding principles for Service Stations or Fast Food Development' and changed to 'Guiding Principles for PAD Sites'.
 - The first sentence in section 6.1 is to be modified to read:
'Any development application along Forrest Road should address the following principles:'
 - The first bullet point in Section 6.1 is to be modified to read:
'Creating an urban street frontage with built form definition that achieves a strong street presence and positive interface with the public realm.'
 - An additional bullet point is to be inserted as the last bullet point in Section 6.1 stating:

"In addition to the above, any proposal for a service station or drive through store is to demonstrate:

- *a high quality built form outcome including strong interface with the public realm;*
- *a pedestrian friendly movement network;*
- *sufficient vehicle storage capacity clear of the public road network at peak usage; and*
- *servicing arrangements do not compromise the operation of the Activity Centre."*

- iii. *Section 7 Land Use Categories and Permissibility of Section 1-Implementation Section is to be amended to delete the following sentence:*

"In addition, Plan 1 and Table 2 of this HTAC Structure Plan provides for a service station as a contemplated land use in the Town Centre Core."

- iv. *Plan 3: Land Use Plan is to be amended to delete the reference to the 'Possible Service Station at Forrest Road Frontage', from the legend and the service station icon within the plan is also to be deleted.*

- v. All references in the ACP and Appendices to 'Category 3B – Light Industrial' land use zoning are to be removed from the ACP.

c) Built Form Controls:

- i. The following text is to be added to Section 4.5 of Section 1 – Implementation Section – Built Form Outcomes:

'In the River Living Precinct, one storey single dwelling and grouped dwelling development may be permitted where they are designed to ensure a cohesive and consistent streetscape outcome.'

The following amendments to the ACP are to be made to ensure development standards for residential development are consistent with the provisions of Chapter 3 of the Wungong Urban Water Design Guidelines (Design Guidelines) and the Residential Design Codes (R-Codes), except where varied in Table 3: Primary Controls – Single Residential / Grouped Dwellings:

- ii. Part One, Section 4.7.1 (Table 2: Primary Controls – Non Residential), Section 4.7.2 (Table 3: Primary Controls – Mixed Use/Multiple Dwellings), and Section 4.7.3 (Table 4: Primary Controls – Single Residential) are to be amended as follows:

- iii. Table 2 and 3 are to be combined into a single Table and renamed Table 2: Mixed Use/Multiple Dwellings and Non-Residential. Table 3 is to incorporate the following modifications:
- Preferred Land Use – Upper Floors – dwelling, multiple dwelling, office.
 - Setbacks (minimum) Street / Front – delete “* except Minimum 3.0 metres in Highway Commercial Edge”.
 - Building Heights –
 - Merge Town Centre Core and Mixed Use Frame and retain the Maximum Height for both at 5 Stories;
 - Minimum and Maximum Building Heights in metres are to be amended to be consistent with the Design Guidelines.
 - River Living – Maximum 3 storeys.
 - Amend: *Minimum floor to floor height* to read ‘3.6 metres for ground floor, unless the development proposes café or restaurant ground floor land uses, in which case the floor to floor height of the ground floor is to be a minimum of 4.0m.’
 - Insert row ‘Percentage Site Coverage (maximum) – 80%.’
 - Plot ratio – Delete row.
 - Insert row – ‘Minimum Frontage – 20.0 metres* (*Retain text from current Table 2 regarding potential for reduced frontage where it can be demonstrated to achieve cohesive streetscape and functional upper floor plates)
- iv. Table 4 is to be renamed ‘Table 3: Primary Controls – Single Residential / Grouped Dwellings.’ Table 3 is to incorporate the following modifications:
- The first row under the Title row is to read “*Single Residential will be assessed against the R80 requirements of the R-Codes, unless varied within the HTACSP.*”
 - Boundary Walls:
 - replace with “Boundary walls are permitted on both side boundaries, behind the front setback. Boundary walls up to a maximum height of 3.5m have no maximum length behind the front setback while boundary walls above 3.5m in height are permitted to a maximum of two thirds the length of the balance of the lot boundary, subject to demonstrating no adverse impacts on adjoining properties, particularly in relation to visual privacy, solar access, and *amenity*”
 - Insert row – Wall height over 3.5m (with a major openings) is to comply with the RCodes.
 - Front Fences – replace with as per Section 5.4 of the Design Guidelines.
 - Open Space – delete row “No other RCodes site cover standards apply”.
 - Overshadowing – To comply with the RCodes.
 - Privacy – To comply with the R-Codes.
 - Building Height

- Amend "*Minimum Town Centre Core and Mixed Use Frame*" row to read "2 storeys, or to appear as 2 storeys, with the exterior design to resemble a 2 storey development".
 - Footnote – delete.
 - Amend the ACP to confirm that residential development within and adjacent to the Town Centre Core and Mixed Use Frame, fronting onto Green Street and in areas within proximity and/or fronting onto POS and the Wungong River and Neerigen Brook will be a minimum 2 storeys. (Refer Advice Note d)
- v. Section 5.2.4 Non-Residential/Mixed Use /Multiple Dwelling – delete reference to a maximum 6.0 metres for top of external wall and insert '...2 storey development up to 7.0 metres for concealed roof design and up to 9.0 metres for pitched roof design.'
- (d) Traffic and Transport:
- i. Part 2 – Explanatory Section, section 3.4 (Figures 17, 20a and 20b) and Appendix 6 – Transport Impact Assessment are to be amended to identify that Shared Use Paths are to achieve a minimum 3m width.
 - ii. The revised 'Pedestrian and Cycle Movement Plan' is to be inserted into Section 3.4 and the document amended to reflect the insertion (page numbers, figure numbers etc.).
 - iii. Section 3.5 and Table 9 of the Activity Centre Plan Report is to be amended such that all single residential and grouped dwelling development is to comply with the Design Guidelines and Section 3.9 of *State Planning Policy 7.3 Residential Design Codes* with a maximum average of 1 bay per dwelling applicable to multi-residential development.
- (e) Definitions:
- i. A definition for the term 'Pad Site' is to be included in the ACP as it is not defined term in the Armadale Redevelopment Scheme 2 or applicable planning framework documents.
 - ii. The term 'Highway Commercial Edge' is to be removed from the ACP (Section 5.23 and Section 4.7.1) as it is not a defined term in Armadale Redevelopment Scheme 2 or applicable planning framework documents.
- (f) Development Requirements:
- i. Part 4 of the Activity Centre Plan is to be amended to include reference to future development compliance with *State Planning Policy 5.4 - Road and Rail Noise* and a requirement for Noise Management Plans to be submitted with future subdivision or development applications.

- (g) Additional Information:
- i. A Precinct Sustainability Strategy is to be included within the ACP. The Precinct Sustainability Strategy is to comply with the provisions of Armadale Development Policy 1 – Green Buildings. The Precinct Sustainability Strategy is to address the following elements:
 - minimisation of resource use, including water, energy and materials;
 - minimisation of waste and emissions;
 - efficient infrastructure provision and use;
 - landscape and ecology;
 - access and transport;
 - precinct and/or building management;
 - community outcomes; and
 - rating or benchmarking of the sustainability initiatives against current industry best practice, consistent with a 5- star Green Star Communities rating or an alternative rating system as approved by the Authority.

 - ii. Part 5.3.4 Public Art Strategy of the ACP to be modified to address the provisions outlined in Armadale Development Policy 4 – Providing Public Art. The Public Art Strategy is to include:
 - a Location Plan detailing potential locations for artwork in the public realm;
 - identification of potential art themes informed by a detailed analysis of the geographic, environmental and historical context of the area; and
 - detailed information on the intended funding, community engagement, artist selection process and ongoing asset management arrangements.

Advice to Applicant:

- a) With regard to Condition 1, the updated plan of the Precinct 15 Structure Plan is required to address road network connectivity and related land use impacts only.

The proposed location of the four-way intersection at Entry Road/Forrest Road represents a departure from the approved Precinct 15 Structure Plan and impacts on approved land use zonings under the approved Structure Plan. It is recommended that the applicant liaise directly with all affected landowners prior to submitting.

- b) With regard to Condition 2a, Section 3.4.3 'Intersections' is to be updated with details of proposed physical barriers, hard and soft landscaping and signage to demonstrate:

- traffic calming and way finding controls to be installed to act as a disincentive for supermarket patrons to access the supermarket car parking area via the Forrest Road 'left in-left out';
- measures to be implemented to mitigate against conflicts between service vehicles accessing the development sites adjacent to Forrest Road and the service yard of the supermarket and private vehicles and
- design measures to be implemented to screen service areas and particularly to ensure a high quality interface between the access road and the service yard.

The above is to be addressed through revision to Figure 23: Illustrative Master Plan and through inclusion of appropriate supporting text throughout the ACP to detail all proposed measures and amendments where necessary.

- c) The applicant is advised to engage with the Department of Water and Environmental Regulation (DWER) to discuss the contents of the addendum to the Local Water Management Strategy (LWMS) provided as part of the revised Activity Centre Plan to ensure the Urban Water Management Plan (UWMP) to be provided at future subdivision stages, will sufficiently address DWER's concerns and the relevant provisions of Better Urban Water Management, in particular:
- i. estimated potable and non-potable water use within the TAC;
 - ii. conceptual details for small stormwater event management within the TAC (e.g. preliminary stormwater catchments, potential WSUD devices and locations, design criteria etc.); and
 - iii. further details of how the stormwater management strategy described in the Local Water Management Strategy relates to the TAC (e.g. clarify the relevant design criteria, catchments, flow paths, stormwater management areas within TAC).
- d) With regard to modification c) iv (residential built form) the following sections of the ACP are to be amended to confirm the intended form of residential development within the Town Activity Centre:
- Part One, Section 4.5 Built Form Objectives.
 - Part Two, Section 5.1.6.2 Town Centre Core *Vision, Design Principles and Built Form*.
 - Part Two, Section 5.1.6.3 Mixed Use Frame *Vision, Design Principles and Built Form*.
 - Part Two, Section 5.1.6.4 River Living Core *Vision, Design Principles and Built Form*.
 - Part Two, Section 5.2.4 Building Heights *Single Residential/Grouped Dwellings and Non-Residential/Mixed Use/Multiple Dwelling*.
- e) The applicant is advised that the Department of Fire and Emergency Services (DFES) has identified aspects of the Bushfire Management Plan (BMP) that require further information at the subsequent planning stages to confirm the

BAL Contour Map and ongoing management regime for vegetated areas of POS in Area 7.

Accordingly the proposed lot layout and separation distances between future development and the Nerrigen Brook/Wungong River foreshore reserves is to be confirmed at subdivision stage and supported by an updated BMP and Foreshore Management Plan to be prepared in consultation with DFES and the City of Armadale.