Carter Lane

Precinct Design Guidelines

23 October 2013

GOVERNMENT OF WESTERN AUSTRALIA

MRA Metropolitan Redevelopment Authority

The MRA acknowledges the traditional owners of the land within its Redevelopment Area.

STONE ARTWORK: ILLA KURI
ARTIST: TOOGARR MORRISON

Illa Kuri is the name of the winding pathway along the riverbank in the Claisebrook Village Project Area. It is an Indigenous reference to the chain of wetlands that stretched across the landscape before the city was built.

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Chapter 1 Introduction

1.0 THE MRA

The Metropolitan Redevelopment Authority (MRA) continues the work of the former redevelopment authorities to revitalise large areas in and around Central and East Perth, Subiaco, Midland and Armadale. Our role as Perth's redevelopment agency enables us to transform under utilised urban areas into diverse and activated places for people to live, work and recreate.

The MRA is committed to Place Making - a powerful framework for urban regeneration that considers triple bottom line sustainability for on-going investment attraction, as well as diversity, heritage and culture. Redevelopment in all MRA project areas is guided by the following objectives.

MRA REDEVELOPMENT OBJECTIVES:

- To build a sense of place by supporting high-quality urban design, heritage protection, public art and cultural activities that respond to Perth's environment, climate and lifestyle;
- To promote economic wellbeing by supporting, where appropriate, development that facilitates investment and provides opportunity for local businesses and emerging industries to satisfy market demand;
- To promote urban efficiency through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment;
- To enhance connectivity and reduce the need to travel by supporting development aimed at well-designed places that support walking, cycling and public transit;
- To promote social inclusion by encouraging, where appropriate, a diverse range of housing and by supporting community infrastructure and activities and opportunities for visitors and residents to socialise;
- To enhance environmental integrity by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.

1.1 THE CARTER LANE PRECINCT

A significant portion of the Subiaco Redevelopment Area was historically industrial, with remnants of this era still remaining, including the Bosich Motor Body Works company which has occupied the land since 1966. The redevelopment of this land to form the Carter Lane Precinct (the Precinct), bound by Juniper Bank Way, Centro Avenue, Carter Lane and Darbon Crescent, will breathe new life into this significant and central part of Subiaco.

In the last two decades, the area surrounding the Bosich Site, known as 'Subi Centro', has undergone

FIGURE 1: CARTER LANE PRECINCT PLAN

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significant redevelopment and has been transformed into a collection of vibrant mixed-use, commercial and residential precincts, as envisioned by the Authority. The vision for the Precinct will continue the 'Subi Centro' legacy by:

- Maximising the potential of the former 'Bosich' site to create a vibrant urban neighbourhood that revitalises and takes advantage of the strategic location, access to services and high level of amenity offered by the site;
- Opening up land for the development of a mix of land uses including medium density housing and complementary commercial and community uses;
- Providing additional high quality open space and recreational facilities that connect to and complement the existing greenway known as 'Subiaco Common';
- Provide high quality and direct pedestrian and cycle connections that integrate with existing networks to connect the Precinct to key transport infrastructure and services available in and around Subiaco;
- Improve the safety and function of the intersection of Harborne Street, Centro Avenue, Roydhouse Street and Juniper Bank Way;
- Safely integrate the Precinct with the existing road network by extending Price Street from the adjacent Australian Fine China (AFC) Precinct to connect to Juniper Bank Way, extending Darbon Crescent to Price Street and closing the intersection at Carter Lane and Centro Avenue.

1.2 THE GUIDELINES

Within the Carter Lane Precinct (Identified as Precinct 11 in the Subiaco Redevelopment Scheme (the Scheme) The Authority requires development proposals to deliver high quality and innovative design and ensure delivery of the vision defined by the Carter Lane Precinct Plan (Figure 1).

While the resolution of amenity, built form, accessibility and sustainability issues are mandatory, the Authority encourages innovation in architectural design.

The Guidelines set out the design objectives for buildings and other development standards for land within the Precinct that must be achieved. It is acknowledged that a high level of architectural achievement cannot be guaranteed solely by the application of a set of standard rules and that simply meeting brief or prescriptive criteria does not necessarily result in an exceptional outcome.

Therefore, in addition to meeting the prescriptive criteria in the Guidelines, all proposals for development in the Precinct will be required to demonstrate application of the 'principles of good design'. These are

defined by the Office of the Government Architect as:

- Innovation and creativity
- Functionality and build quality
- Efficiency and sustainability
- Responsiveness to context

These 'principles of good design' are embedded into the Guidelines through performance based provisions that address certain issues relating to good design and provide guidance through the inclusion of:

DESIGN INTENT

A statement outlining the design philosophy for each Objective.

OBJECTIVE

Describes the main goal that must be achieved. It is mandatory to meet the Objective. The Authority may refuse development applications that are considered not to be in keeping with the Objectives of the Guidelines.

AUTHORITY POLICY

If an Authority Policy exists in relation to the Objective, then it will be stated and a reference given. It is mandatory to adhere to Authority Policy.

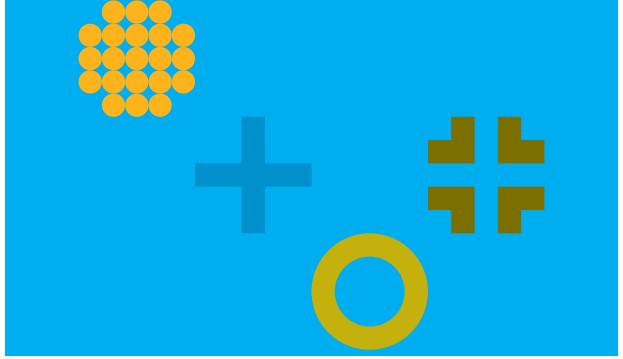
ACCEPTABLE DEVELOPMENT CRITERIA

Performance standards identify design responses which will satisfy the specific Objective. Compliance with all of the criteria will, through whatever method, achieve the Objective. However, individual criteria are not mandatory and alternative solutions for complying with the Objective may be considered

1.3 APPLICATION OF PLANNING POLICIES

The Design Guidelines have been adopted by the Authority under the Subiaco Redevelopment Scheme (the Scheme). In determining any application for development approval, the Authority will utilise the Design Guidelines in conjunction with the Scheme and Development Policies adopted under the Scheme.

As such the Design Guidelines are to be read in conjunction with the Scheme and Development Policies, as well as the Building Code of Australia (BCA), Disability Discrimination Act 1992 and all relevant legislation and Australian Standards. The full suite of Development Policies is available at www.mra.wa.gov.au



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1.4 DISCRETIONARY CLAUSE

An important provision within the Design Guidelines is the opportunity for the applicant(s) or owner(s) to meet the Objective through an alternative solution.

The Authority may approve a development application where the applicant(s) or owner(s) has departed from the recommended Acceptable Development Criteria where, in the Authority's opinion, the applicant(s) or owner(s) has demonstrated that the alternative solution(s) is consistent with general and specific Scheme objectives and meets the Design Guideline Objective(s) and the intent of the Acceptable Development Criteria. Compliance with the recommended performance standards does not guarantee approval.

The Authority may refuse development applications that are considered not to be in keeping with the objectives of the Design Guidelines.

Each application for development approval will be assessed on an individual basis and the approval of an alternative solution will not set a precedent for other development

1.5 DEVELOPMENT APPLICATION PROCESS

In providing an efficient and effective assessment and determination process, the Authority aims to ensure that the built form and architectural outcomes are of a high standard.

A staged review, assessment and determination process for development applications will permit the efficient processing of applications whilst ensuring developments achieve the required high quality architectural and built form outcomes.

This assessment takes into consideration leading edge sustainability, activation and accessibility standards.

The following steps outline the design formulation, submission and approval process required for development within the Carter Lane Precinct.

Pre DA Submission	Development Application	Documentation	Construction
Step 1. Developers and their project team (architects at a minimum) meet with the Authority to discuss design and sustainability concepts	**Step 5.** Developers lodge a development application with the Authority, addressing the objectives and applicable specific elements of these design guidelines	**Step 10.** Developers lodge Working Drawings to the Authority demonstrating compliance with the development approval (plans and conditions)	**Step 15.** Developers undertake construction.
Step 2. Developers provide the Authority with indicative plans	**Step 6.** Developers provide the Authority with Sustainability Performance Documentation certified by a suitably qualified Sustainability Consultant so that the Authority can conduct a Sustainability Performance Review	**Step 11.** The Authority refers the Working Drawings to agencies or consultants as required.	**Step 16.** Ongoing monitoring and building management to ensure compliance
Step 3. The Authority obtains the preliminary advice of its appointed Design Review Panel	**Step 7.** The Authority refers the development application to City of Subiaco and/or other agencies as necessary	**Step 12.** Developers lodge a Building Licence application with the City of Subiaco	
Step 4. The Authority provides developers with focused feedback	**Step 8.** The Authority obtains the advice of its appointed Design Review Panel	**Step 13.** The Authority assesses and certifies the working drawings are compliant and refers its advice to the City of Subiaco	
	Step 9. The Authority assesses and determines the application, having regard to the advice received from referral agencies and Design Review Panel	**Step 14.** City of Subiaco issues a Building Permit	

Chapter 2 Public Realm

2.0 THE CARTER LANE PUBLIC REALM

DESIGN INTENT

The Carter Lane Precinct is located to the eastern end of the public open space known as 'Subiaco Common', the 'green spine' which provides a high level of amenity to the Subiaco area. With the development of the Carter Lane Precinct, an opportunity exists to extend this important open space into the Precinct and through to Centro Avenue , Harborne Street and to the Hood Street Precinct beyond.

New public open space in the Carter Lane Precinct will provide opportunities for people to use the space for a variety of activities and will include high quality public facilities allowing them to use the space as an extension of their home. Such public facilities will be provided by the developer following subdivision and vested with the City of Subiaco.

OBJECTIVE

Provide a high quality, universally accessible, pedestrian and cyclist priority, multi-functional public realm which includes public art, heritage interpretation and landscaping that connects the Carter Lane Precinct and Hood Street Precinct with the high level of amenity offered by the existing Subiaco Common.

ACCEPTABLE DEVELOPMENT CRITERIA

- Provide high quality multi-functional public open space incorporating:
    - Child's playground equipment with adjacent sheltered seating areas;
    - Public barbeque facilities with adjacent sheltered seating areas;
    - Bicycle parking facilities in the public open space adjacent to active frontages of mixed use buildings;
    - Continuation of the Urban Stream from Subiaco Common;
    - A retained section of the red brick walls of the Bosich workshop as a functional element of the landscape design which references the sites industrial heritage; and
    - Play equipment, public art and/or seating areas which engage and interact with the level change between Subiaco Common and the Precinct.
- Areas identified as 'Pedestrian Walks' in Figure 2 incorporate a mix hard and soft landscaping providing visual interest, shade, shelter and seating.
- Provide universal access in accordance with the requirements of the Disability Discrimination Act 1992 and relevant Australian Standards.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles
- A small public car park may be incorporated into the Carter Lane Public Realm area in order to cater for visitors to the precinct.
- All utility services are to be located or relocated within future road reserves or pedestrian walks as identified in Figure 2 Carter Lane Public Realm Concept Plan.

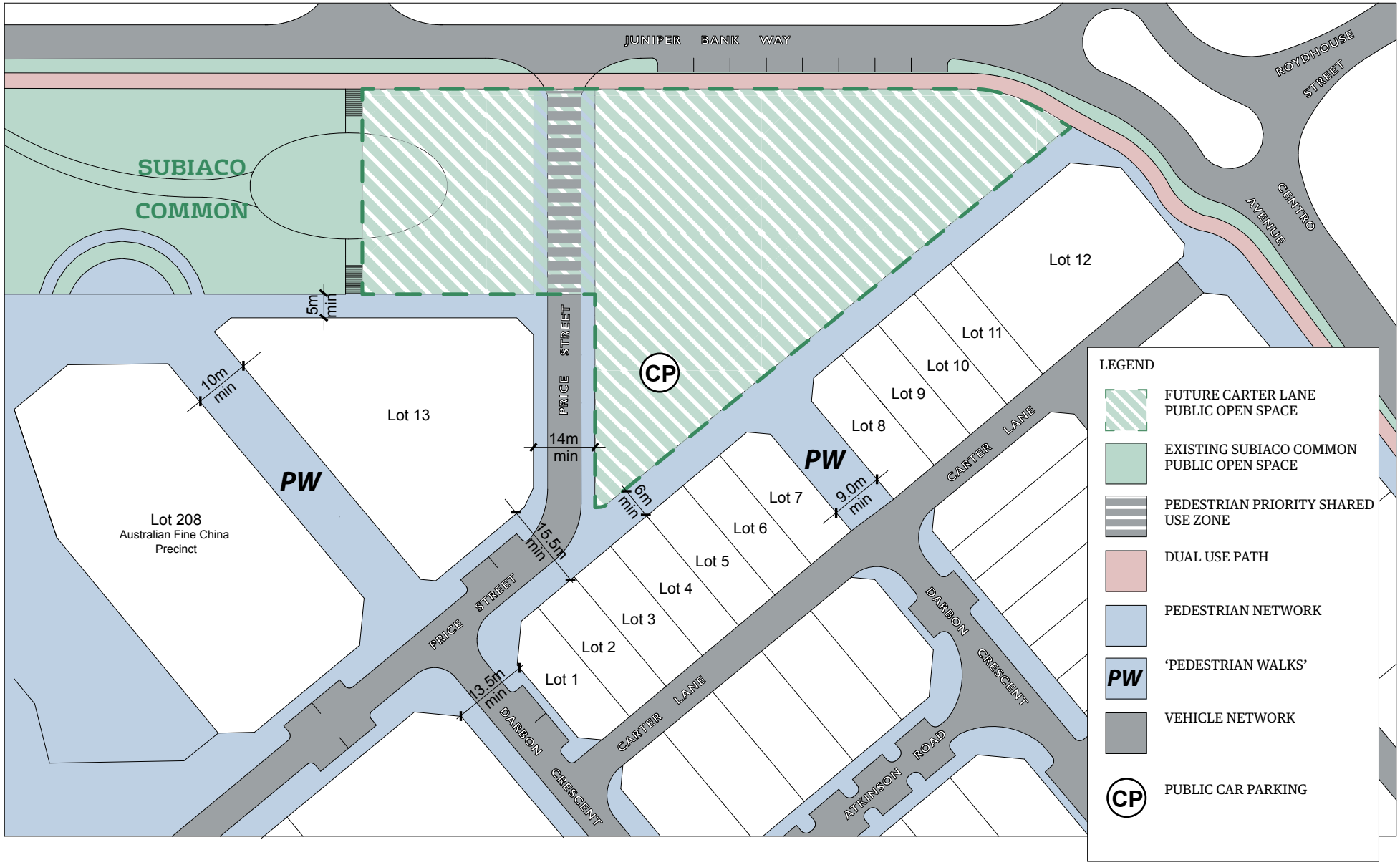

FIGURE 2: CARTER LANE PUBLIC REALM CONCEPT PLAN

Chapter 3 Building Design

3.1 BUILDINGS AND THE PUBLIC REALM

In urban areas, buildings have a significant impact on the public realm and to a great extent it is buildings which shape the public realm. As such it is critical that buildings make a positive contribution to an area's character and 'sense of place'.

The Precinct will contain a variety of building types from single dwellings to mixed use apartment buildings that include a range of dwelling types from studios and single beds to 2, 3 or 4 bedrooms. All buildings in the Precinct should be designed to make a positive contribution to the streetscape and amenity of the area by being appropriately scaled and located, as well as by being connected to the street through the provision of openings that address the street for surveillance and facilitate activation.

Quality architectural design can also contribute to an area's distinct character and a 'sense of place'. The quality and character of the street edge is directly influenced by the facades of buildings, in particular:

- The relationship between the internal uses of a building;
- The opportunity for casual surveillance of the public realm;
- Interaction between the public, private and semi-private realms;
- Visual interest of the built form;
- The use of landscaping.

To ensure a quality streetscape eventuates, developers are to ensure that buildings address the following design principles:

SCALE

The buildings are to be appropriate to the site and its context. The alignment, proportion, typology and modulation of built form must also relate to neighbouring buildings and/or proposed future buildings. Generally this requires higher buildings along the central open space spine, while reducing in height at the boundaries of the project area where they interface with existing dwellings.

SETBACKS

The general intent for the project area is to have minimal setbacks, aligning the built form with property boundaries and creating a clear connection and interface between the public and private realm. In some cases it will be necessary to vary the setbacks in order to create interesting built forms, particularly for larger buildings.

ARTICULATION OF BUILT FORM

Blank walls will not be permitted. Architectural design must ensure variation in building plane, as well as materials, colours and textures to reduce the overall bulk and scale of any development. All facades to public streets are to provide variations in the depth of the built form and not solely rely on window and door openings or material colour treatment to provide visual interest.

DESIGN FOR LAND USE

Design should reflect the building use. Retail should have shop fronts that open onto the street and engage with the public realm. Residential buildings should have a strong sense of vertical and horizontal structure. This can be afforded through the use of balconies and shading devices, such as louvres, perforated metal screens, columns, blade walls and other appropriate structures. Residential and commercial buildings should use architectural features to establish visually distinct pedestrian access points. Commercial buildings should not attempt to mimic residential building design but must still provide a variety of form depth and materials

3.1.1 Active Edges and Street Presence

DESIGN INTENT

Buildings which present with visually permeable facades and connect active uses to the public realm contribute to the amenity and safety of an area. Developments in the Precinct should address, respond to and activate adjoining streets, roads and pedestrian lane ways by allowing for the establishment of a visual relationship and interplay between the private and public realms. 'Eyes on street' and a sense of casual surveillance will assist in the success and safety of the public realm.

OBJECTIVE

Developments are to address and activate the street, pedestrian access ways and public open space frontages to contribute to a 'sense of place' and create a vibrant, diverse, inviting and safe urban environment.

ACCEPTABLE DEVELOPMENT CRITERIA

Activation can be achieved in a number of ways, including:

- Orientating the primary internal living spaces and outdoor private open spaces (courtyards and balconies) of dwellings to the street;
- Locating active commercial, hospitality or community uses on the ground floor, in the locations identified in Site Specific Diagrams in Chapter 5. Non-active uses are not intended for these locations, regardless of their land use category type;

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- Design buildings so that balconies, awnings, fenestrations, terraces, large windows and living spaces address and overlook streets, particularly at the ground floor;
- Establish distinctive, well lit and clearly visible pedestrian entries to all buildings;
- Use of a large proportion of visually permeable materials (i.e. clear glazing) at the street, with activity located behind it;
- Where single dwellings are permitted, habitable space is to be provided above garages in laneways to provide surveillance over rear laneways;
- Use of existing changes in ground levels, instead of fencing, to encourage visual permeability and passive surveillance;
- Visually permeable fencing to enable passive surveillance to and from the streets;
- Provision of lighting to all external areas; and
- All multi-unit residential development to provide clearly defined and well lit, primary pedestrian entrances, for access to each dwelling in the building, that fronts 'Subiaco Common' and pedestrian walks.
- Use of glazing which is at least 50% visually permeable and has low reflectivity;

3.1.2 Corner Lots and View Corridors

DESIGN INTENT

Corner lots and lots located at the end of view corridors provide greater opportunity to design buildings with extra visual interest to act as orientation points or landmarks to those living in and visiting the Precinct and local vicinity. Key locations of corner lot statements and the termination of view corridors have been identified and are outlined in the Site Specific Guidelines section (Chapter 5) of this document.

OBJECTIVE

Buildings located on corner lots or in locations which terminate view corridors from adjoining streets, lanes or public open space areas will incorporate architectural features that provide attractive and inviting landmarks which contribute to a legible urban environment and sense of place.

ACCEPTABLE DEVELOPMENT CRITERIA

Architectural expression on the corners of buildings or where buildings will terminate views will create visual interest through;

- Orientation of the building to address corners and axis of connecting streets;
- Unique materials;
- Architectural features;
- Height differentiation;
- Variation in building massing;
- Prominent lighting;
- The location of access and servicing areas or plant equipment away from areas visible at the street corners or at the termination of views.

3.1.3 Landscaping

DESIGN INTENT

Landscape design is an important element of the streetscape as it can contribute significantly to the character and amenity of a space. Appropriate landscaping can provide shade and shelter and a permeable and attractive delineation between the public and private realm. Well-designed landscaping can also reduce water use and ambient temperatures in an urban area.

OBJECTIVE

All open space within privately owned land shall incorporate landscape treatment complementary to surrounding public spaces, providing a distinctive theme for the Precinct.

ACCEPTABLE DEVELOPMENT CRITERIA

Suitable landscape treatments will be achieved through:

- Planting low water use species;
- Reducing areas of lawn and other high maintenance landscaping;
- Landscaped open areas having a mix of soft and hard surfaces;
- Landscaped areas being irrigated with recycled water or grey water;
- Using permeable pavements and other sustainability techniques to increase the self-sufficiency of landscaping;
- Integrating landscaping into fencing and other built form features.

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- A landscape plan is to be submitted with the development application that has been prepared in accordance with the Water Corporation's Waterwise criteria for landscaping, such as use of native and water-wise plants and irrigation and rain water management.

3.1.4 Lighting

DESIGN INTENT

The Authority encourages the creative use of lighting to establish streetscape character, provide a safe night time environment and highlight architectural and landscape features.

OBJECTIVE

All development will incorporate lighting that fulfils a vital safety purpose and that highlights key architectural features that provide visual interest to the urban form.

ACCEPTABLE DEVELOPMENT CRITERIA

Use of lighting to establish a safe precinct and streetscape character, can be achieved through:

- Integrating lighting into built form to highlight architectural features, main entrances and the corners of buildings;
- Lighting adjoining public space (roads, pedestrian lanes and open spaces) to contribute to creating safe, secure and well lit environments;
- Integrating lighting with architectural features and landscaping;
- A lighting strategy is to be submitted with the development application demonstrating how the building and landscaped areas will be lit to highlight architectural features and provide an attractive and safe night time environment.

3.1.5 Public Art

DESIGN INTENT

Public Art contributes to the vibrancy and character of the urban environment. Public Art can also enhance the sense of identity of a place by reflecting local culture and customs, referencing history, adding unique character, or providing landmarks. Permanent art can also add economic value to places and buildings. Public Art can be located in the public realm or as integrated as part of a building's façade visible from the public realm.

OBJECTIVE

Contribute to the sense of place in the Precinct through delivery of public art which explores and interprets themes, stories and / or characters associated with the previous use of the site.

AUTHORITY POLICY

Refer to the Subiaco Planning Policy 1.12 Providing Public Art.

3.1.6 Boundary Fences

DESIGN INTENT

To limit fencing in the Precinct and use built form, changes in ground level and landscaping to provide clear delineation between the public and private realm.

OBJECTIVE

Where fencing is proposed it must maintain passive surveillance of the public realm while having due regard for the privacy and security of individual dwellings and private open spaces.

ACCEPTABLE DEVELOPMENT CRITERIA

Where fencing is proposed within the front setback area, it is to be:

- Designed and construction is to be of high quality materials and reflect or complement the surrounding built form
- No taller than 1.2 metres above the finished ground floor level of the associated building; and at least 70% visually permeable.

Where side fencing is proposed, it is to be:

- Designed and construction is to be of high quality materials and reflect or complement the surrounding built form;
- No taller than 1.8 metres above the finished ground floor level of the adjacent footpath or road; and
- At least 70% visually permeable if adjoining a public realm area other than a 'pedestrian walk' indentified in Figure 2, where limited sections of solid fencing may be considered for privacy and screening purposes, subject to careful design, high quality presentation and integration of landscaping.
- Appropriate to level changes and incorporate low level landscapes;

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- Designed so that the screening and fencing delineates the public/private boundary;
- Highly non-visually permeable fences will not be permitted by the Authority.

3.1.7 Balcony and Courtyard Screening

DESIGN INTENT

The primary function of balconies and courtyards is to enhance the amenity of dwellings through access to open space, natural light and ventilation. It is acknowledged that in some situations screening to balconies and courtyards may be required to maintain privacy or provide protection from the sun and wind. However, where screening is required it should not detract from the primary use of the space as open space, natural ventilation or the visual connection with and passive surveillance of the public realm.

OBJECTIVE

Balconies and courtyards are designed to maintain the primary function of these areas as open space and the visual connection to and passive surveillance of the public realm.

ACCEPTABLE DEVELOPMENT CRITERIA

Movable solar/wind/privacy screens may partially enclose balconies and courtyards to:

- Provide the ability to screen the internal areas of a building from public view;
- Provide protection from the sun and wind;
- Animate the facade and give the sense of space within the overall structure;
- Create functional and pleasant outdoor rooms.

3.2 ARCHITECTURAL DESIGN

The Carter Lane Precinct represents an opportunity to consolidate and build upon the renewed urban neighbourhoods in Subiaco.

Developments are to achieve a high standard of architectural design at all levels of detail. Architectural design quality will not be assessed based solely on a buildings appearance. The way the building functions, fits its purpose, is designed internally, is constructed and how it responds to the context in which it is located, will all be critical elements considered by the Authority's Design Review Panel.

All 'Major' Development Applications will be subject to specific assessment and comment from the Authority's Design Review Panel. The Design Review Panel will provide advice on design related matters

including the architectural merit of proposal in addition to compliance with the other requirements in these guidelines.

3.2.1 Architectural Expression

DESIGN INTENT

The Authority requires development in the Precinct to deliver an exemplary standard of architectural design that is of a contemporary industrial vernacular and responsive to the environment in which it is built. Industrial references should point to the historic use of the area as the Bosich Motor Body Works and the structures associated with that use.

The pattern, scale and size of lots have been determined to provide for a variety of land uses and housing forms that integrate with the adjacent Australian Fine China Precinct and the extension of the public open space area, known as 'Subiaco Common'.

OBJECTIVE

Built form will demonstrate exemplary architectural design and provide a human scale, contemporary and industrial expression, which acknowledges and responds to the industrial heritage of the site.

ACCEPTABLE DEVELOPMENT CRITERIA

To enhance a sense of place, buildings should:

- All buildings including single dwellings to be designed by registered architects;
- Demonstrate application of the 'principles of good design' as defined by the Office of the Government Architect as innovation and creativity, functionality and build quality and efficiency and sustainability;
- Maximise the advantage of direct solar access and natural ventilation;
- Provide depth and modulation along street frontages;
- Buildings frame and address the adjacent public open space while providing an appropriate interface to neighbouring sites;
- Provide visual interest and way finding at corners and the termination of view corridors

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3.2.2 Materials

DESIGN INTENT

The selection of materials used to construct a building or group of buildings in a neighbourhood has a significant impact on the character of a place. Buildings which employ a similar palette of materials, use similar construction techniques or display similar qualities can provide an area with a level of legibility and a cohesive character. For example in older more established neighbourhoods consistency in materials and construction techniques provides a sense of character despite variations in individual building designs. Buildings within the Precinct will express a contemporary aesthetic which references the previous use of the site and contributes to the character or sense of place of the precinct.

OBJECTIVE

Provide high quality architecturally designed structures that are of a contemporary industrial aesthetic appropriate for the residential nature of the Precinct.

ACCEPTABLE DEVELOPMENT CRITERIA

A palette range and selection of materials that may be considered to be of “industrial aesthetic” by the Authority includes:

- Steel structural elements used externally, both painted and raw;
- Profiled metal sheeting used as upper level wall cladding and roofing;
- Masonry and brick used in a contemporary interpretation of the traditional use of brick in industrial buildings. For example, incorporating a variety of brick coursing at different levels or parts of a building, brick lintels and corbel features and use of brick profiles for sills, capping and edge details and the inclusion of expressed brick piers as structural elements in walls;
- Concrete used in an innovative, contemporary and attractive manner for example, cast in situ concrete that is polished, burnished, accented or textured. Large areas or pieces of standard prefabricated concrete panels for external wall systems are not acceptable;
- Other material options will be considered where it can be demonstrated that the material will achieve the objectives of the Precinct and present a high quality finish;
- Use of materials and finishes which are of a high quality but have low maintenance requirements;

3.2.3 Building Layout and Orientation

DESIGN INTENT

The orientation and internal layout or planning of a building has a significant impact on the quality and functionality of both commercial spaces and dwellings. Buildings should be oriented and internal spaces arranged to maximise access to natural light and ventilation. Spaces in a building should also be functional and suitable for their intended purpose.

OBJECTIVE

Buildings are designed to deliver comfortable and functional spaces and dwellings which are suitable for intended use, or range of uses and maximise access to natural light and ventilation.

ACCEPTABLE DEVELOPMENT CRITERIA

- Floor to ceiling heights are to be minimum of 2.7 metres for residential dwellings and 3.0 metres in commercial tenancies;
- All habitable rooms (i.e. bedrooms and lounge rooms) are to be provided with direct access to natural light (not borrowed light) and designed to maximise cross ventilation.

3.2.4 Environmental Sustainability

DESIGN INTENT

Limit the environmental impact of buildings during the construction and operation stages through selection of materials and the incorporation of technologies which minimise resource and energy consumption.

OBJECTIVE

All new mixed-use buildings are to be designed to demonstrate ability to achieve a minimum four star Green Star rating ('as designed') from the Green Building Council of Australia (GBCA) or equivalent.

ACCEPTABLE DEVELOPMENT CRITERIA

- Where a Green Star Rating tool has been adopted by the GBCA or where the applicable Green Star rating tool is in pilot phase with the GBCA, the applicant is to engage a Green Star Accredited Professional to undertake self-assessment of the development against the tool and a compliance statement is to be submitted to the satisfaction of the Authority .

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- To ensure that the Green Star rating is achieved in construction of the development, a statement from a Green Star Accredited Professional will be required to be submitted to the Authority at practical completion stage of all developments and prior to occupation of the building. The statement is to confirm that all initiatives identified in the design certification have been implemented.
- The Authority may consider a proposed alternative rating system to Green Star (such as NABERS) where the applicant demonstrates that the rating system and the design of the development is generally equivalent to or better than the four star Green Star rating.
- Taking into the above sustainability assessments, it is prudent that from the conception of the design process the development responds appropriately to all sustainability requirements to minimise risk of a significant re-design during the working drawing stage.
- All new buildings (except single residential) are encouraged to include “green roofs” (i.e. roof vegetation) to enhance thermal benefits, reduce storm water generation and enhance the soft landscape aesthetic of the development. Where possible green roofs should be accessible to building occupants for use as a roof top garden.

3.2.5 Dwelling Diversity

DESIGN INTENT

The Authority is committed to incorporating and maintaining residential diversity within the Precinct via the provision of affordable housing as well as a variety of dwelling types so to facilitate a diverse demographic in the area.

OBJECTIVE

The Precinct will provide a variety dwelling sizes and types to create a diverse, sustainable community which is accessible to a broad socioeconomic population. The Subiaco Redevelopment Policy Affordable and Diverse Housing will apply to all multiple residential developments in the Precinct

AUTHORITY POLICY

Refer Subiaco Redevelopment Policy, Affordable and Diverse Housing Policy

3.2.6 Private Open Space

DESIGN INTENT

Private open space is an area that is used exclusively for residents’ private recreational purposes. Private

open space is not to be used for car parking or storage and is to be designed to be practical, usable and appealing.

Each dwelling, whether within a single-residential lot or multiple-dwelling lot, is to have an area of private open space. Multiple dwelling's private open space is to face the central open space spine where possible, using balconies and courtyards as a continuation of the public domain.

Ideally the public - private domain boundary should be delineated through the use of a minor level changes, landscaping or low fencing. Single residential lots are required to provide a courtyard at ground level and are encouraged to provide balconies on upper storeys.

OBJECTIVE

Living areas within all dwellings in the Precinct have direct access to a functional private open space which enhances the amenity of the dwelling and the development.

ACCEPTABLE DEVELOPMENT CRITERIA

Private open space is to:

- Be directly accessible from and connected to a living space within the dwelling;
- Be oriented to maximise access to northern sunlight where possible;
- Be provided adjacent to public open space, in the case of dwellings that have direct frontage to public open space; and
- In the case where private open space is provided at ground level, establish a visual connection with the public realm, except where provided as a central courtyard on a single residential lot.
- Private open space is to be provided in the form of a courtyard for each ground floor dwelling and as a balcony for each above-ground dwelling and are to meet the following minimum requirements:

Balconies		
Type of Dwelling	Minimum Size of Balcony m^2	Minimum Dimension of Balcony m
1 Bedroom or Studio	10 m^2	2.5 m
2 Bedroom	15 m^2	3.0 m
3 or More Bedrooms	20 m^2	3.5 m
Courtyards		

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Type of Dwelling	Minimum Size of Courtyard m^2	Minimum Dimension of Courtyard m
1 Bedroom or Studio	15 m^2	4 m
2 Bedroom	20 m^2	4 m
3 Bedroom	20 m^2	4.5 m
4 or More Bedrooms	40 m^2	5 m

3.2.7 Communal Open Space

DESIGN INTENT

Although all dwellings will be provided with private open space in the form of balconies or courtyards, buildings on multiple-dwelling lots shall also provide an area of communal open space for use of residents of that development. Communal open space should be integrated within the development and designed to enhance amenity and support a variety of activities and functions as well as gatherings larger than what can be accommodated in individual dwellings.

OBJECTIVE

Multiple residential developments in the Precinct will incorporate functional communal open space which supports a variety of recreational uses for all building residents.

ACCEPTABLE DEVELOPMENT CRITERIA

- A minimum of 15% of lot area to be provided as communal open space;
- A minimum 25% of the communal open space is to be provided in the form of roof top gardens/terraces oriented towards the extension of Subiaco Common;
- Light weight weather protection structures are permitted to be constructed on the roof, but should not be visible from the public realm.

3.2.8 Universal Access

DESIGN INTENT

Buildings that incorporate universal design principles allow people with disabilities to live, work and visit the Precinct as well as to catering for other people who require high levels of accessibility such as seniors, carers, and people with small children.

OBJECTIVE

Developments provide a universally accessible environment as an integral component of each building

and provide dwellings that are accessible and adaptable, to allow people who are living with or develop a disability to remain living in their dwelling.

AUTHORITY POLICY

Refer Subiaco Planning Policy, Adaptable and Accessible Housing

3.2.9 Sound Attenuation

DESIGN INTENT

The development of mixed-use buildings and neighbourhoods within an inner urban context provides the potential for sound intrusion and emission which may cause nuisance and reduce the amenity of residents. Issues of sound intrusion and emission must be considered and mitigated during the planning and design stage to ensure that appropriate measures are taken to minimise impacts.

OBJECTIVE

All developments in the Precinct are designed and constructed to achieve suitable sound attenuation.

AUTHORITY POLICY

Refer Subiaco Planning Policy 1.16 Sound Attenuation

3.2.10 Storage

DESIGN INTENT

Provision of lockable and easily accessible storage to dwellings is required to meet the needs of residents and allow for a range of lifestyle activities.

OBJECTIVE

All dwellings in the Precinct will have access to a functional secure storage space separate to the living area of that dwelling

ACCEPTABLE DEVELOPMENT CRITERIA

- All dwellings must be provided with a store room with a minimum storage area of 4m2 and with a minimum dimension of 1.5 metres.
- The provision of store rooms ensures residents have sufficient storage space, particularly for bicycles.
- These stores must be readily accessible and not require the movement of parked vehicles for access purposes.

Chapter 4 Access and Servicing

4.1 CAR PARKING

DESIGN INTENT

The proximity of the Precinct to the Subiaco train station, Subiaco's established Town Centre and access to well established cyclist and pedestrian routes provides the opportunity to maximise use of alternatives to car travel to and from the Precinct.

OBJECTIVE

Easy access to existing forms of alternative transport will be complemented by an appropriate allocation of car parking to various uses in the precinct.

ACCEPTABLE DEVELOPMENT CRITERIA

Parking for private vehicles in accordance with the following table:

	Commercial	Retail	Multi-Unit Residential	Single Residential
Maximum Car Parking	As per Subiaco Redevelopment Scheme	As per Subiaco Redevelopment Scheme	1.4 bays per Dwelling (Average)	2
Minimum Car Parking	As per Subiaco Redevelopment Scheme	As per Subiaco Redevelopment Scheme	1 bay per Dwelling	1
Minimum Scooter or Motorcycle Parking	1 bay per 20 car bays provided	1 bay per 5 car bays provided	1 bay per 5 car bays provided	N/A
Minimum Visitor Parking	1 bay per 500m^2 NLA	N/A	1 bay per 10 dwellings	N/A

Methods of achieving greater efficiency from car parking areas may be considered, such as:

- Reciprocal use of car bays between different land use activities;
- Provision of car parking in a 'pool' capacity to decrease overall provision;

- Provsion of car parking in a ‘car stacker’
- Demonstrate the management of residential and visitor car parking through the provision of flexible parking areas, such as:
    - The provision of short term car hire and/or car sharing spaces;
    - Use of residential parking spaces by visitors during daytime hours;
    - Restriction of time availability of parking spaces used for visitor parking.
    - Basement level car parking is encouraged and can extend above ground up to 0.7 metres. Where an area of car parking is exposed, this area will be required to be screened from public view through the use of landscaping.
    - To ensure provision of a safe, secure, accessible and visually acceptable parking for residents and workers, it is important to minimise the visual impact of access points to garages and service areas by integrating them into the building design. Vehicle movement must not compromise pedestrian movement and safety.

4.2 BICYCLE PARKING

DESIGN INTENT

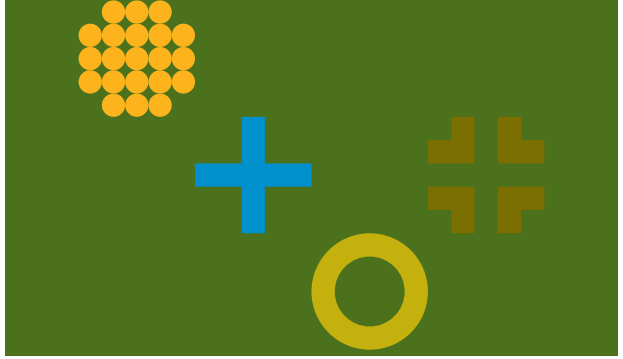
The Precinct is well serviced by pedestrian and cycle paths and is located within easy walking, running or cycling distance from several strategic centres and amenities. Buildings in the Precinct will be designed to encourage and support the use of active travel modes through the provision of adequate end of trip facilities.

OBJECTIVE

Retail/Commercial buildings provide end of trip facilities such as showers, change rooms and personal belongings storage areas (such as lockers) to support active modes of travel such as running, walking and cycling.

ACCEPTABLE DEVELOPMENT CRITERIA

Provision for secure bicycle parking (including end of trip facilities) in accordance with the following:



Chapter 4 Access and Servicing

	Commercial	Retail	Multi-Unit Residential	Single Residential
Min Secure Bicycle Storage Spaces	1 per 150m^2 NLA	1 per 150m^2 NLA	1 per dwelling	N/A

- One locker per bicycle storage space is to be provided;
- One shower for every 10 bicycle storage spaces is to be provided;.
- Secure bicycle storage is to be provided in addition to allocated personal storage areas;.
- Additional visitor bicycle parking shall be provided in an accessible location, adjacent to major public entries, at a rate of one space per 750m2 net lettable area (NLA);
- All multiple residential and commercial buildings to specify provision of bicycle storage and shower facilities, consistent with Green Star maximum points;

4.3 VEHICLE ACCESS

DESIGN INTENT

To provide safe, secure, accessible and visually acceptable parking facilities for residents and workers it is important to minimise the impact vehicle access points have on the public realm.

OBJECTIVE

The design and location of vehicle access and circulation will not compromise pedestrian and cyclist movement and safety or the design quality of the building or adjacent public realm.

ACCEPTABLE DEVELOPMENT CRITERIA

- Provision of a Traffic Impact Assessment for mixed use and multiple residential developments;
- A maximum of a single crossover will be provided for each lot and located as shown in Figure 3 in Section 5.2;
- Vehicle access will be designed as an integrated component of all developments and to minimise visual impact on the streetscape;
- Vehicle access will be designed so as not to impede pedestrian and cycle movement and provide safe and efficient access to the adjoining carriage way.

4.4 WASTE REDUCTION AND MANAGEMENT

DESIGN INTENT

Sustainable waste management will be achieved through the combined strategies of waste reduction, reuse and recycling, waste awareness and performance monitoring. The developer is to make systems available for the user friendly collection and disposal of recyclable and organic waste and ensure they are appropriately integrated so that recycling and waste avoidance becomes habitual behaviour. In addition, the developer should encourage commercial occupants to adopt a waste minimisation culture through appropriate supply of bins and management plans.

OBJECTIVE

Buildings in the Precinct will facilitate waste reduction through the provision of integrated recycling facilities.

ACCEPTABLE DEVELOPMENT CRITERIA

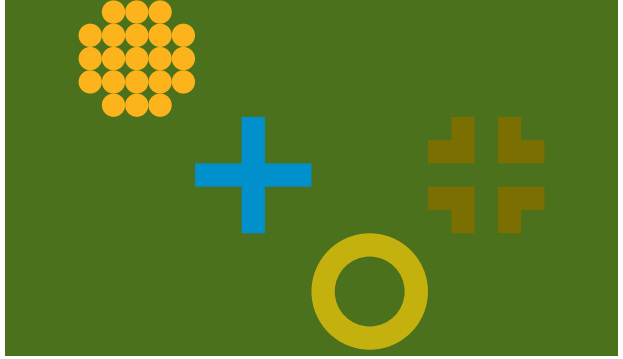
All buildings to contain collection areas to suit the City of Subiaco's recycling strategy. Separate bins are needed as follows:

- Paper and cardboard;
- Plastics, aluminium, glass; and
- General waste.
- Bin enclosures should be located within basements, on secondary street frontages or laneways and screened from public view. Development must include suitable bin enclosures and wash-down facilities. Internalised bin storage areas must meet City of Subiaco building and health requirements.
- Appropriate bins and collection systems must be provided in these facilities. Bin sizes should reflect City of Subiaco waste reduction initiatives, with bin sharing, and smaller bin sizes for regular waste.

4.5 BUILDING SERVICES

DESIGN INTENT

The service requirements of a building can occupy a significant amount of space and have the potential to impact negatively on the public realm and / or adjacent developments. It is important that the service requirements of a building are considered early in the design process to ensure that all service and utility related infrastructure and equipment is integrated into the design of the building design to reduce its visual impact.



Chapter 4 Access and Servicing

OBJECTIVE

The servicing and equipment requirements for all buildings are designed as integrated elements of the building which do not impact negatively on the public realm.

AUTHORITY POLICY

Refer Subiaco Planning Policy 1.15 Roof Mounted Structures

ACCEPTABLE DEVELOPMENT CRITERIA

- Loading and service areas located and designed to minimise their visibility form, and impact on the amenity of the public realm;
- Air-conditioning units are not to be located on balconies or courtyards or be visible from the street or above the roof line of buildings. Air-conditioning units should not detract from the amenity of roof top communal open space;
- All piped and wired services are to be concealed from public view;
- Department of Fire and Emergency Services (DFES) pumps and booster cabinets, transformers and any other utility requirements are to be integrated into the design of the building in a way that minimises their impact on the public realm;
- Service meters and related infrastructure are to be wholly contained within the subject lot boundary and fully integrated into the development to minimise any impact on the streetscape;
- TV antennae are to be located within the roof space wherever reception permits. Where this is not practical, all antennae and satellite dishes should be located to the rear of the roof, away from streets, public places and courtyard. Multiple dwellings are to be provided with one antenna servicing a number of dwellings;
- Satellite dishes will only be permitted by the Authority where it can be demonstrated that the dish does not adversely impact on the visual amenity of the area or compromise the integrity of the development, or intrude on courtyards;
- The provision of washing lines and outdoor drying areas are required as a way of minimising the use of mechanical clothes dryers and thereby reducing energy consumption in the project area. Each dwelling is to be provided with an individual drying area or provided with easy access to a communal drying area. The installation of mechanical dryers is discouraged;
- Provide secure facilities integrated into the building design and accessible by building residents for mail and parcel delivery.

4.6 SIGNAGE

DESIGN INTENT

To encourage coherent streetscapes that are free from visual clutter, signage in the Precinct should be positioned and designed to assist way finding without being overbearing or becoming a dominate feature of the public realm or on building façades.

OBJECTIVE

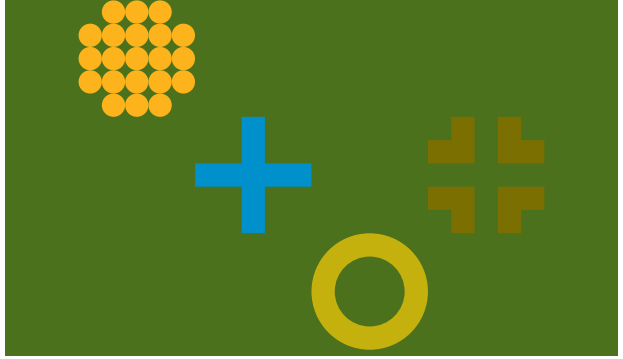
Signage in the Precinct will be of a scale and type appropriate to the Precinct as a predominantly residential neighbourhood.

AUTHORITY POLICY

Refer Subiaco Planning Policy 1.14 Signage

4.7 ENCROACHMENTS

All building components that comprise habitable space must be located within the lot. Building components that comprise non-habitable space, such as awnings, architectural features or sustainability features that encroach beyond property boundaries will be considered. However, in addition to development approval form the Authority, the encroachments will also require approval of other authorities, such as the City of Subiaco and Landgate.



Chapter 5 Site Specific Guidelines

5.1 SITE SPECIFIC DEVELOPMENT PROVISIONS

This section describes and defines the site specific development provisions for the Carter Lane Precinct. Sections 5.1.1 - 5.1.4 define the development controls that will be used to manage development in the Precinct, and include information on how they will be measured. Sections 5.2 includes text and diagrams defining how these provisions apply to individual lots or a group of lots.

5.1.1 Setbacks

The general intent for the project area is to have minimal setbacks at ground and lower levels of development, bringing the built form to property boundaries and creating an interface between the public and private realm. In some cases it may be acceptable to vary the setbacks in order to create interesting built forms, colonnades, courtyards or alfresco areas. Where required to maintain solar access or consistency with existing development, upper levels of a development may be required to be setback from one or more lot boundaries.

Setbacks above a certain storey or height are defined in metres and are measured from the property boundary directly adjacent to the portion of the building which is required to be setback from that boundary.

Setbacks for each lot are detailed in Table 1 and Figure 3

5.1.2 Building Height

Building height is defined by the maximum number of storeys up to a maximum height in metres, as prescribed in Table 1 and Figure 3. Height will be measured from the existing ground level at the boundaries of the site to the top of the roof of the building immediately above that point, excluding protruding architectural features. Existing ground level is the ground level at the time the development application is made.

The Site Specific Guidelines section provides minimum and maximum building heights. Maximum building heights in the Precinct have been determined to:

- Integrate with existing and planned future development in and around the Precinct;
- Enable creation of entry features, termination of view corridors and opportunities for vertical architectural/corner elements;
- Maintain solar access to buildings; public and private open space;
- Reduce the potential for overshadowing.

Building heights for each lot are detailed in Table 1 and Figure 3

5.1.3 Plot Ratio

The Subiaco Redevelopment Scheme identifies the maximum plot ratio in the Precinct as:

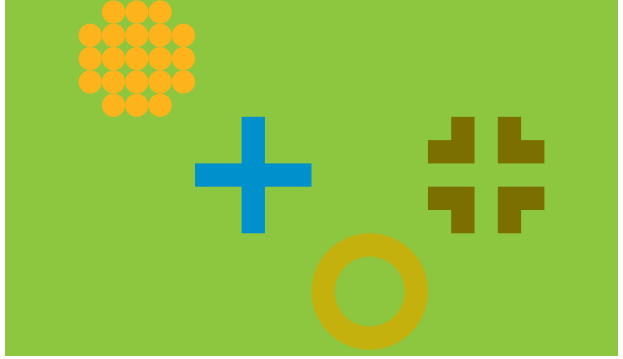
- 1.5:1 for single residential development on Lots 1 - 11;
- 2.5:1 for mixed use multiple residential development on Lots 12 and 13.

Development of floor space to the maximum permitted plot ratio under the Scheme is not 'as of right', rather it only represents the maximum area that will be permitted on a given site, subject to all other design requirements being achieved to the Authority's satisfaction.

5.2 LOT SPECIFIC GUIDELINES

This section contains provisions which relate to the specific land uses and built form required on each lot within the Precinct. Figure 3 identifies individual Lots and provides details of the required built form and Lot arrangement in the precinct. Key locations for corner elements and vehicle access are also shown. The minimum requirements for pedestrian access ways road reservations and other key elements of the public realm and movement network are also identified.

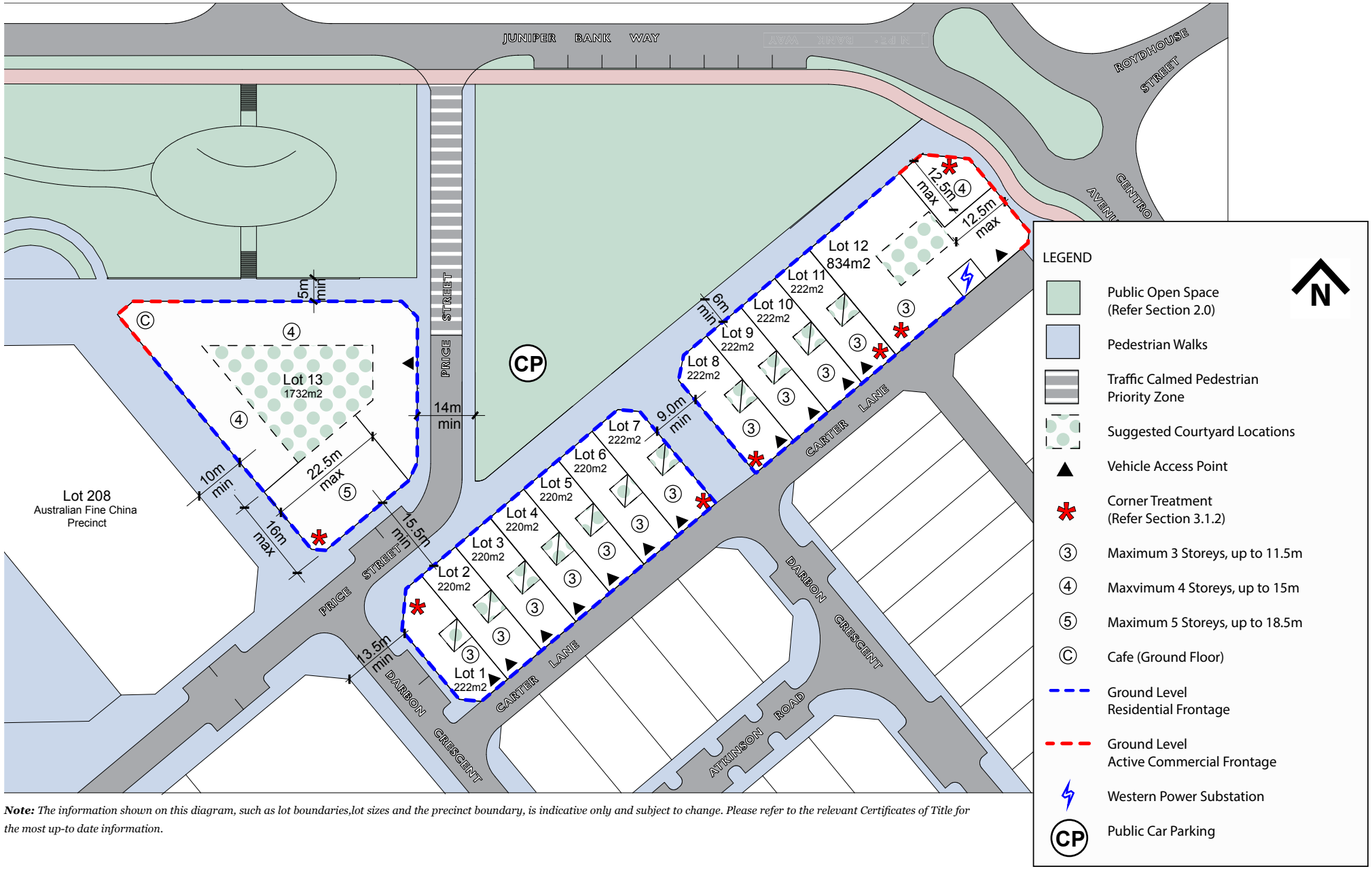
Table 1 and Figure 3 over page provide details of the preferred land use and built form for the Lots in the precinct with more detailed provisions relating to the design intent and specific building requirements for individual sites being provided in Sections 5.2.1 - 5.2.3.



Chapter 5 Site Specific Guidelines

TABLE 1

Lot No.	Lot Size	Preferred Use	Max. Site Cover	Min. Height (Refer Also Figure 3)	Max. Height (Refer Also Figure 3)	Setbacks (Refer Also Figure 3)	Vehicle Access
1 - 11	**Lot 1;** 222m2 **Lot 2;** 220m2 **Lot 3;** 220m2 **Lot 4;** 220m2 **Lot 5;** 220m2 **Lot 6;** 220m2 **Lot 7;** 222m2 **Lot 8;** 222m2 **Lot 9;** 222m2 **Lot 10;** 222m2 **Lot 11;** 222m2	Residential	85%	2 Storeys	3 Storeys up to 11.5m	**Carter Lane;** 0m up to 3 Storeys **Pedestrian Walks/Darbon Crescent;** 0-2m up to 3 Storeys **Darbon Crescent;** 0-2m up to 3 Storeys	Carter Lane
12	847m2	**Ground:** Commercial **Upper:** Residential	75%	3 Storeys	**North East Corner Element Only;** 4 Storeys up to 15m	**Pedestrian Walk;** 0m up to 3 Storeys **Carter Lane;** 0m up to 3 Storeys **Centro Avenue;** 0m up to 3 Storeys **Centro Avenue (North East Corner Element);** 0m up to 4 Storeys	Carter Lane
13	1732m2	**Ground:** Commercial, Cafe **Upper:** Residential	75%	3 Storeys	**North and North East Sections;** 4 Storeys up to 15m **South and South East Sections;** 5 Storeys up to 18.5m	**Pedestrian Walk (North);** 0m up to 4 Storeys **Price Street (East);** 0m up to 4 Storeys, northern section 0m upto 5 Storeys, southern section **Price Street (South East);** 0m up to 5 Storeys **Pedestrian Walk (South West);** 0m up to 3 storeys, central section 0m up to 4 storeys, northern section 0m up to 5 storeys, southern section	Price Street



Note: *The information shown on this diagram, such as lot boundaries,lot sizes and the precinct boundary, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to date information.*

FIGURE 3: CARTER LANE LOT PLAN

Chapter 5 Site Specific Guidelines

5.2.1 Lots 1 - 11

DEVELOPMENT INTENT

Lots 1 to 11 are to be developed as single residential dwellings in a townhouse or terrace house typology. Architecturally, the dwellings should be contemporary in style, incorporating sustainable materials and design features. All dwellings should address the street with designs that incorporate balconies, verandas and courtyards as a continuation of the street domain. Developers are required to maximise opportunities for solar access and natural ventilation in the design of dwellings.

SPECIFIC BUILDING REQUIREMENTS:

- Architectural corner treatment must be included to:
    - Lot 1 where fronting the intersection of Price Street and Darbon Crescent and Carter Lane and Darbon Crescent; and
    - Lots 7 and 8 where fronting intersection of the pedestrian walks and Carter Lane
- Dwellings are to be a maximum of three storeys, up to a maximum height of 11.5m
- Living areas are to facilitate passive surveillance of adjacent footpaths, pedestrian walks and public open spaces and windows or balconies to habitable rooms such as studies or bedrooms are to provide passive surveillance to Cater Lane ;
- Courtyards are to be provided to provide access to private open space, natural light and ventilation suggested courtyard locations are indicated in Figure 3;
- Vehicle access to be provided from Carter Lane only, a pedestrian access is also to be provided to Carter Lane which is separate from and in addition to vehicle access;
- Soft landscaping is to be provided along any areas setback from the lot boundary.
- Rainwater tanks (5kL) are to be installed on all dwellings. Rainwater is to be used for indoor purposes only.
- Greywater diverters are to be installed in all dwellings. Systems must be approved by the Department of Health (DoH) and comply with Code of Practice for the Reuse of Greywater in Western Australia (DoH, 2005).
- All single residential buildings to achieve a minimum 6 Star NatHERS rating.
- Installation of solar or five-star gas (or heat pump) hot water systems
- Installation of minimum 1kW photovoltaic panels, or alternative renewable energy technologies, to provide at least 30% of the dwellings energy demand.

5.2.2 Lot 12

DESIGN INTENT

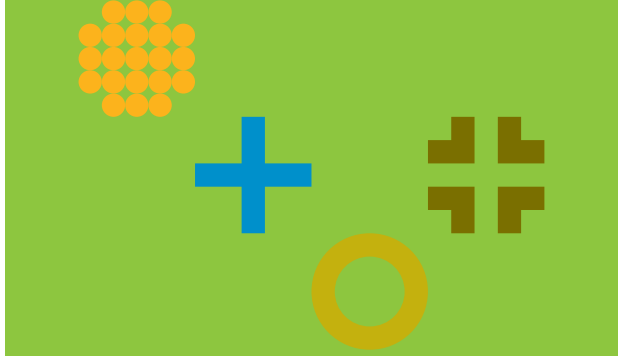
Lot 12 will accommodate a high quality contemporary mixed-use building with active commercial and residential uses at ground floor and residential uses above.

Development on Lot 12 will terminate the view lines towards the Precinct from Roydhouse Street and Harborne Street and as such, the building on Lot 12 should include high quality architectural design features which appropriately terminate this vista with landmark development that presents an interesting, inviting and activated entry into the precinct.

Lot 12 directly fronts future public open space and is to provide a strong direct visual connection to the public realm.

SPECIFIC BUILDING REQUIREMENTS

- Incorporate architectural expression to the north and north east of the building to provide appropriate termination of views from Roydhouse Street and Harborne Street;
- The Roydhouse Street - Harborne Street (north east) corner of the building is to be a maximum height of 4 storeys up to 15m;
- The north western elevation (fronting Subiaco Common) and the south west portion of the building adjacent to single residential Lot 11 is to be a maximum height of 3 Storeys up to 11.5m;
- Provide active commercial uses at ground level to the north east portion of the building as a continuation of the existing commercial frontages along Centro Avenue;
- Provide ‘at grade’ access to ground floor spaces and dwellings fronting the adjacent footpaths, the Pedestrian Walk, Centro Avenue and Cater Lane;
- The building design is to accommodate the change in level from Carter Lane to Subiaco Common and provide for ‘at grade’ and direct pedestrian access from the public open space into the building;
- Vehicle access must be provided from Carter Lane only;
- A Western Power substation is located to the south of the Lot, the developer should contact Western Power to confirm requirements for buildings adjacent to Western Power infrastructure



Chapter 5 Site Specific Guidelines

5.2.3 Lot 13

DESIGN INTENT

Lot 13 will accommodate a high quality contemporary mixed-use building with active commercial uses at ground floor and residential uses above.

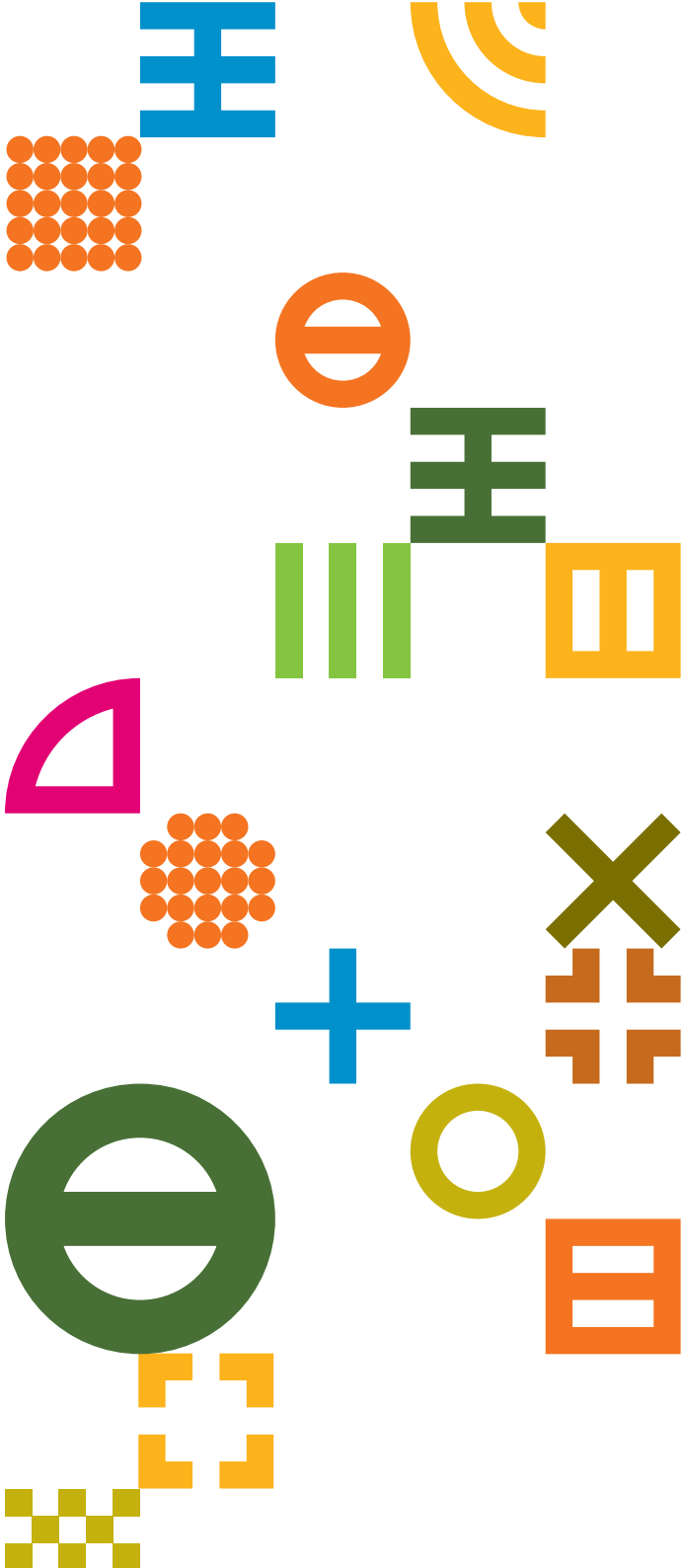
Lot 13 has frontages to public open space, pedestrian walks and / or footpaths and has a significant change in level from the high side at the south west of the site adjacent to the Australian Fine China Precinct, to the low side, to the north and north east, facing the public realm. Development should step to accommodate the change in level across the site and provide at grade access points to all frontages.

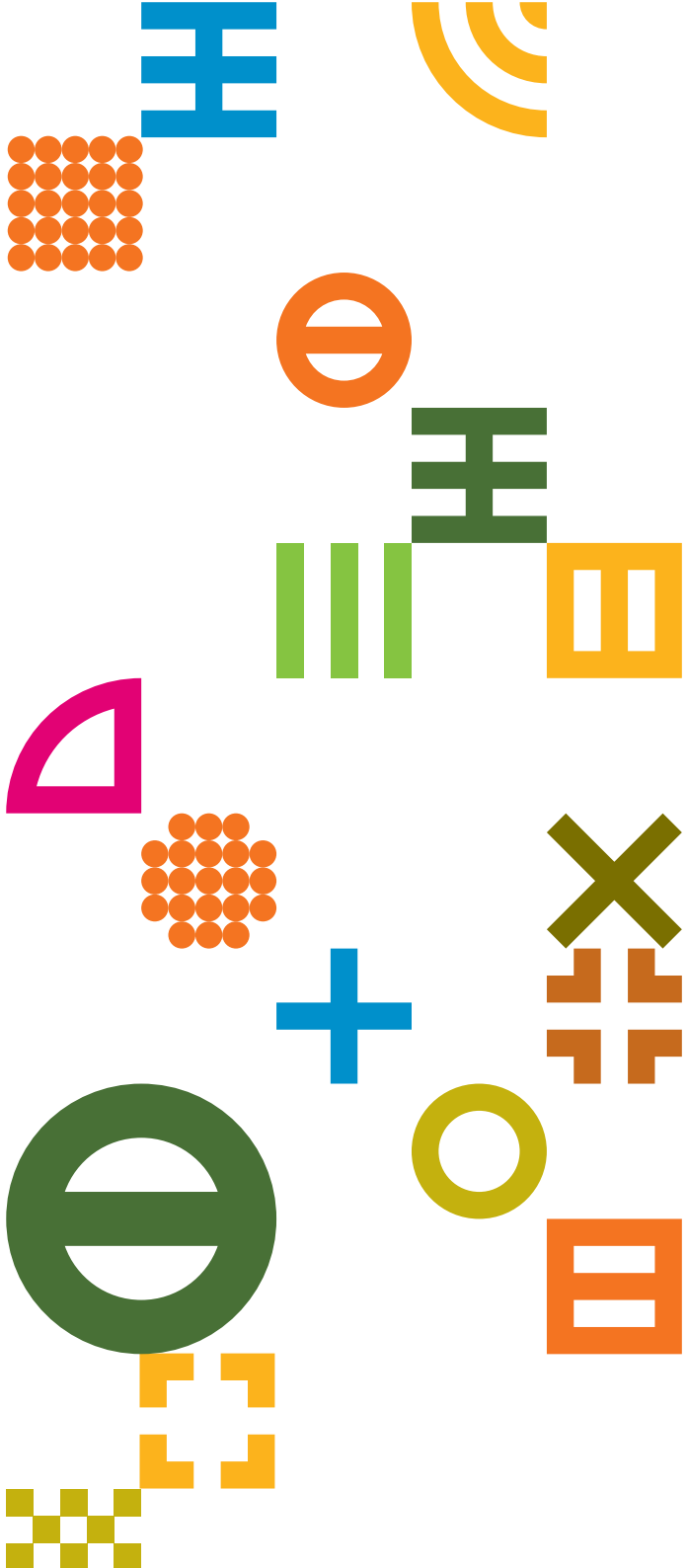
Lot 13 has a northern aspect over Subiaco Common and will be highly visible from that area and the streets beyond. Building form presented at pedestrian level must provide a strong and direct visual connection to the public realm.

A large pedestrian plaza will be created adjacent to Lot 13 and overlooking Subiaco Common. The plaza will be framed by development on Lot 13 and the adjacent Lot 208 in the AFC precinct and be highly visible from Subiaco Common and surrounding development. Development on Lot 13 should provide a high level of passive surveillance and facilitate activation of this space, it provides an opportunity for a café with alfresco area overlooking the plaza.

SPECIFIC BUILDING REQUIREMENTS

- The northern elevation and roof space (fronting Subiaco Common) are to provide a strong visual connection to the public realm through incorporation of balconies and roof terraces integrating landscaping and planting.
- The northern portion of the building elevation and roof space are to provide a strong visual connection to the public realm through incorporation of balconies and roof terraces all integrating landscaping and planting.
- The portion of the building to the north is to be a maximum height of 4 Storeys up to 15m, the Price Street - Darbon Crescent Street (south east) corner of the building is to be a maximum height of 5 storeys up to 18.5m;
- Accommodate the change in level from the adjacent lot in the Australian Fine China site to Price Street and the pedestrian walk to the north of the site to provide for at grade pedestrian access into the building;
- The building will provide strong visual connections to and passive surveillance of the pedestrian walk to the south west
- Incorporate a café and alfresco area to activate pedestrian plaza to the North West.
- Vehicle access must be provided from Price Street only;





DOCUMENT CONTROL

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