

**Objectives:** Place

**Outcome:** 2.1 - A diverse, well planned built environment.

**Strategy:** 2.2.1 - Develop, maintain and implement plans for the management and maintenance of Shire controlled parks, reserves and natural assets.

## Purpose

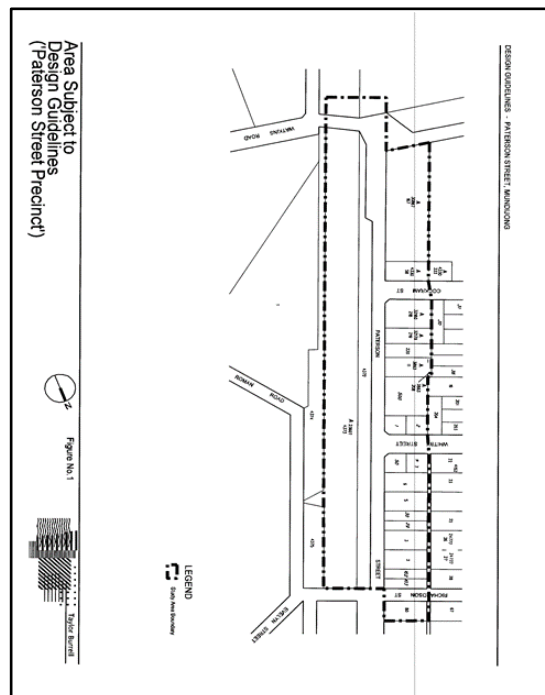
### Primary Objective

Council's objective, recognising the precincts heritage significance, is to ensure retention of the character of the area as a whole and to achieve the following:

1. Maintaining the heritage of Paterson Street;
2. Identification of significant features of the urban fabric;
3. Encouraging development forms that will enhance the character of the town and strengthen its identity as a desirable place to live and visit;
4. Address and make allowance for the Mixed Use development in the town; and
5. Providing the Shire and stakeholders with assistance in dealing with proposals for development within the Paterson Street precinct.

## Background

1. The Paterson Street Guidelines apply to the Paterson Street Precinct as shown in Figure 1 from Mundijong Road intersection with Paterson Street to Richardson Street (inclusive) (the policy area).





2. These Design Guidelines are prepared to assist Council dealing with development within the Paterson Street precinct. Where appropriate the Residential Design Code (2002) apply.
3. These Design Guidelines are intended to achieve the following:
  - a) Ensure the heritage character of Paterson Street is protected
  - b) Identify significant existing features of the urban fabric
  - c) Enhance the character of the town and strengthen the identity of the town as a pleasant and desirable place to live and visit
  - d) Recognise the mixed use nature of the core of the existing town
  - e) Make recommendations for the improvement of significant existing elements of the urban fabric if appropriate
  - f) Assist planners to assess proposals for development within the Paterson Street precinct
4. The development control provisions of these guidelines will be given full regard by Council and any development application to depart from these provisions will require justification and approval of the Council.

### Policy

#### Development Requiring Council Approval

5. Development within the policy area requires the written planning consent of Council. Development for the purposes of this policy includes, but is not necessarily limited to, the following:
  - a) Development of new buildings
  - b) Significant landscaping
  - c) Demolition or removal of buildings
  - d) Works, which affect the external appearance of a building
  - e) Construction of additions and outbuildings
  - f) Erection of a fence or a wall
  - g) Development of new buildings
6. The Design Guidelines are divided into 'Guideline Statements' (left hand column) and 'Rationale/Comments' (right hand column). The Rationale and comments are intended to give explanation of the guideline intent but do not replace or supersede the Guideline Statements, with the exception of any 'Deemed to Comply' Statements.
7. 'Deemed to Comply' statements provide an applicant with the opportunity to pursue an alternative means of satisfying the Guideline Statement (which in some instances provides an ambit requirement only). The 'Deemed to Comply' statement sets out clear performance requirements to be achieved in order to waive the application of the Guideline Statement.

Development Guidelines

## Building Form

Guideline Statement – BUILDING FORM	Rationale
<p><b>MAXIMUM HEIGHT</b> The maximum height of building walls of buildings to Paterson Street shall be two storeys, or 7.0 metres.</p> <p>A third level may be permitted within a roof space, or in a Landmark element.</p> <p>Council may approve greater height at nominated Landmark sites shown on Figure 7, provided the wall height of such building element does not exceed 9.0 metres.</p>	<p>With the exception of the Mundijong Hotel, the prevailing building height along Paterson Street is single storey, with the occasional presence of taller structures such as the Uniting Church.</p> <p>Given the prospect of future intensification of the Mundijong Townsite as the Mundijong Urban Area grows, taller buildings are both anticipated and appropriate.</p> <p>The Mundijong hotel ought to be regarded as a benchmark for maximum height.</p>
<p><b>MASSING AT CORNERS</b> Building elevations at nominated landmark sites, as shown on Figure 7 of the Design Guidelines, should be differentiated by either the addition building mass.</p>	<p>Legibility (i.e., orientation and memorability) in the Town Centre is aided by 'landmark' treatments of buildings. Differentiation of key sites allows pedestrians to recognise landmark elements, and more easily formulate their 'mental map' of the precinct.</p> <p>Tower elements, recessed corners or special architectural features assist in differentiating building corners.</p>



Site Design

Guideline Statement – BUILDING FORM	Rationale
<p><b>SETBACKS: FRONT (Paterson Street)</b> Buildings should be set back to the greater dimension specified for their respective lots on Figure 6 of these Guidelines. Setbacks may be relaxed to the lesser dimension shown on Figure 6 where those circumstances described under the ‘Deemed to Comply’ criteria apply.</p>	<p>Paterson Street exhibits a variety of front setbacks due to the historic evolution of the town centre in terms of changing planning standards, and design needs of its constituent landuses.</p> <p>This variety of setbacks gives Paterson Street its unique character, and ought to be reflected in new development.</p>
Guideline Statement – BUILDING FORM	Rationale
	<p>For this reason, Figure 6 specifies three distinct setback ranges, based on context (ie, the prevailing setback of character building stock or heritage buildings), or on the desirability to return to a traditional street-based character for new commercial development.</p>

	<p>The setback range “2.0 metres” favours a minimum setback of 2.0 metres, in order to achieve an active street front building form for shops, restaurants, etc, whilst also assisting to provide additional dimension to the footpath suitable to accommodate trade displays and alfresco uses.</p> <p>The setback range “6.0/9.0 metres” favours a minimum setback of 9.0 metres, generally consistent with the greater setbacks of particular existing buildings such as the former school and various residences. Setbacks in this range may be relaxed to 6.0 metres in the circumstances described under ‘Deemed to Comply’ below.</p> <p>The setback range “15.0 metres” relates to those locations either highlighted in Figure 7 as nominated squares, or along front the existing Councils offices/oval. The greater setback is intended to provide for the creation or maintenance of a civic space.</p> <p><b>DEEMED TO COMPLY (6.0/9.0 metres only):</b></p>
--	---



## Local Planning Policy 3.4 – Paterson Street Design Guidelines

	<p>Where an addition or new building is proposed alongside an existing building affected by this setback range, the minimum setback may be relaxed to no less than 6.0 metres where:</p> <ul style="list-style-type: none"><li>i) the existing building is closer to the street than 9.0 metres,</li><li>ii) the new building is substantially transparent (ie, an open structure such as a gazebo or carport), and/or</li><li>iii) the new building or addition will precisely match the architectural style, colour and materials of the existing building.</li></ul>
<p><b>SETBACKS: FRONT (All Other Streets)</b></p> <p>Front setbacks to all other Streets in the Paterson Street Precinct shall be as set out in the Shire of Serpentine-Jarrahdale TPS No 2.</p> <p>For corner lots, street frontages other than to Paterson Street shall be deemed as secondary frontages.</p>	<p>Other street frontages within the Paterson Street Precinct require no special front setback requirements.</p>



Guideline Statement – BUILDING FORM	Rationale
<p><b>SETBACKS: FRONT (FORECOURTS AND SQUARES)</b> Forecourts or Squares are encouraged for those locations notated as “Nominated Squares” in Figure 7 of these Guidelines.. In considering applications, Council shall have regard to the ‘deemed to comply’ criteria under this guideline statement.</p>	<p>Forecourts and Squares are recognised to perform a valuable function in the precinct, including the provision of visual enhancement of key heritage buildings, landmark identity and legibility for the precinct, and providing a venue for commercial, cultural and community events.</p>
	<p>The design of forecourts and squares is critical. Consequently, the design of forecourts and squares must include elements that maximise pedestrian activity, safety, commercial activity and amenity.</p> <p><b>DEEMED TO COMPLY:</b> Council encourages the creation of forecourts and squares in those location notated on Figure 7 of these Guidelines, but shall require proposals to achieve the following criteria:</p> <ul style="list-style-type: none"> <li>a) The creation of pedestrian routes through the square;</li> <li>b) The encouragement of mixed uses overlooking the Square wherever possible (eg, residential and/or restaurants), to maximise after hours presence, activity and surveillance;</li> <li>c) Overlooked of the Square by architectural elements that encourage interaction to the space (eg, balconies and verandahs).</li> <li>d) The inclusion of shade and soft landscaping in the Square(trees, vegetation)</li> <li>e) The inclusion The inclusion of ‘street furniture’ (seats, bins);</li> <li>f) The paving of the Square with materials, and in designs that emphasise the pedestrian environment;</li> <li>g) The inclusion of public art; and</li> <li>h) The surrounding of the Square by architecture of the highest quality and detail.</li> </ul>
<p><b>SETBACKS: SIDE</b> Except for those locations designated as “Nominated Shared Access” in Figure 8 of these Guidelines, a building shall have a minimum setback of three (3.0) metres to a common side boundary at the ground floor.</p>	<p>The traditional, spaced building form along Paterson Street is seen to contribute to its unique character, and is preserved under these Guidelines.</p>



Guideline Statement – BUILDING FORM	Rationale
<p>This may be relaxed to nil in those circumstances described in the “Deemed to Comply” criteria for this Guideline Statement.</p>	<p>A minimum side setback of three (3.0) metres is seen to preserve this, and also allow for the protection of Solar Access.</p>
<p>In the instance of those locations designated as “Nominated Shared Access” in Figure 8 of these Guidelines, the minimum side setback shall be 8.0 metres.</p>	<p>DEEMED TO COMPLY (Commercial and Mixed Use development only):            A side setback may be relaxed to nil where:            i) the subject development is proposed on those lots nominated to have a minimum front setback of 2.0 metres (on Figure 6),            ii) the proposed development is a shop, restaurant, café or office, and            iii) the boundary to which the relaxation is being sought is not affected by the “Nominated Shared Access” easement depicted in Figure 8.</p>
<p><b>SETBACKS: REAR</b>            A building shall have a minimum setback of 9.0 metres to a rear boundary.</p>	<p>It is recognised that site design may require the accommodation of on-site parking, access, storage/loading, or courtyards/open space. These should preferably be located at the rear of a property.</p>
<p><b>LANDSCAPING- PROVISION</b>            Ten (10%) percent of the gross area of a site in the Commercial Zone shall be provided as Landscaping, and landscaped to the satisfaction of the Council.</p> <p>Variations may be considered where they can be demonstrated to meet the deemed to comply criteria under this guideline statement.</p>	<p>TPS 2 requires the provision of 10% of the total area of the site for landscaping for most commercial development.</p> <p>It is recognised that in an ‘town centre’ context (compared with a suburban context for which such requirements are drafted), the provision of on-site landscaping as a means of improving amenity may not be appropriate. However, it is also recognised that town centre development must nevertheless contribute to the streetscape amenity through other means, such as landscaping within the street, public art, or (where appropriate) a forecourt or square.</p>



Guideline Statement – BUILDING FORM	Rationale
	<p>DEEMED TO COMPLY: Four circumstances may exist which could allow Council to consider variations:</p> <ul style="list-style-type: none"> <li>a) where the proponent contributes to or carries out, landscape improvements to the street contiguous to the site (including but not limited to, street trees, street furniture, paving, etc), to a value of ten percent of the englobo land value of the site,</li> <li>b) where the proponent contributes to or carries out, the provision of public art within or contiguous to the site, to a value of ten percent of the englobo land value of the site,</li> <li>c) where the proponent creates a town square or forecourt, compliant with the requirements of Guideline statement 1.2.3, or</li> <li>d) combinations of the above to a total value of ten percent of the englobo land value of the site.</li> </ul>
<p><b>LANDSCAPING – DESIGN</b> Where a commercial, civic or multiple residential building may be setback more than 2.0 metres from Paterson Street, the front setback area shall be landscaped in accordance with an approved landscape plan.</p>	<p>Front setback areas greater than two metres in depth may require landscaping contribute to the amenity of the development itself, as well as improving the streetscape of Paterson Street.</p> <p>For those developments that require planning approval (ie, commercial, civic or multiple residential buildings) the Council will require a landscape plan as a condition of development approval.</p> <p>The Landscape Plan shall require that any trees specified shall have sufficient height to elevate their canopies above 3.0 metres (to provide visibility underneath), and any shrubs not exceed 1.0 metre in height when mature.</p>
<p><b>VEHICULAR ACCESS: SHARED DRIVEWAYS</b> Development on properties fronting Paterson Street which are affected by the designation of “Nominated Shared Access” easements in Figure 8 of these Guidelines shall, at the time of development or redevelopment, design and construct shared driveways in those locations shown on the plan.</p>	<p>Due to the need to encourage traditional street based commercial development, it is crucial that on-site access and parking be coordinated behind buildings so as not to adversely impact on the streetscape character and pedestrian qualities of the street.</p>





Guideline Statement – BUILDING FORM	Rationale
<p>Shared Driveways shall be no less than six (6.0) metres in width.</p> <p>Easements in gross no less than 8.0 metres in width shall be applied to shared driveways to guarantee shared use and access.</p>	<p>The location of the shared driveways is predetermined in those locations depicted in Figure 8 in order to ensure coordination and consistency.</p> <p>Carparking bays may directly and individually access the common driveways.</p>
<p><b>PARKING</b></p> <p>Parking is to be provided on site at a rate prescribed in the Shire of Serpentine-Jarrahdale TPS No. 2.</p> <p>On site parking for developments within the Commercial Zone shall be generally situated in those locations shown in Figure 8 of these Guidelines.</p> <p>On street carparking bays in road reserves directly abutting and contiguous to the site may be included in calculating carparking provision.</p> <p>In considering applications seeking dispensation to carparking standards, Council shall have regard to the 'deemed to comply' criteria under this guideline statement.</p>	<p>Parking standards have not been reviewed pursuant to these Guidelines, and accordingly it is appropriate the prevailing standards set out in TPS 2 continue to apply.</p> <p>Notwithstanding, given that the traditional street based town centres incorporate on- street car parking bays, any bays directly adjacent to the frontage of a site should also be included in carparking calculations.</p> <p><b>DEEMED TO COMPLY:</b></p> <p>Where a proponent may seek dispensation to carparking standards, Council may take the following criteria into consideration:</p> <ul style="list-style-type: none"> <li>a) for residential/office/shop mixed use development, the number of visitor bays required for the residential component may be credited to the office or shop use carparking requirement, given the complimentary peaks of usage for these two uses.</li> <li>b) For residential/office(live-work) developments where residents also conduct business from the same premises, the number of resident bays may be credited to the office use carparking requirement, excluding the number of visitor bays.</li> <li>c) For residential/restaurant-café development, ten (10) percent of the number of residential bays, including visitor bays, may be credited to the restaurant carparking requirement, assuming that on any evening, ten percent of residents within the residential component may also use the restaurant or café component.</li> </ul>



Guideline Statement – BUILDING FORM	Rationale
<p><b>LOADING</b> On-site loading areas are to be generally located at the rear of developments.</p> <p>Such loading areas shall be gated for after-hours security, and concealed by fencing (of a minimum height of two (2.0) metres).</p>	<p>It is intended that where a development proposes the provision of on-site loading (rather than utilising on-street loading bays), such loading areas are to be located at the rear of a development if possible to mitigate their visual impact, and maintain the activity of the street.</p>
<p><b>FENCING TO STREET</b> Fencing controlling access between public spaces and private or semi-private areas should be transparent to allow visibility and cross-surveillance. Blank, non-transparent fences above one (1.0) metre in height to public spaces are not supported.</p> <p>No front fence, inclusive of transparent components, but excluding pillars or columns, shall be more than 1.8 metres in height. Front fencing shall comprise either painted open picket or wrought iron.</p>	<p>Fencing controlling access between public spaces and private or semi-private areas should be transparent to allow visibility and cross-surveillance.</p> <p>Blank, non-transparent fences (eg, fibro-cement, brick or other) to public spaces will not supported. Where proponents seek to install solid front fences to the front boundary for the purpose of noise mitigation, Council will require then to pursue alternative means of managing noise penetration (such as double glazing or insulation).</p>



### Building Design

Guideline Statement – BUILDING DESIGN	Rationale
<p>ARCHITECTURAL CHARACTER The architectural style of new buildings should (in the case of additions and extensions) match that of their principal building, and in the case of new development, should be closely sympathetic to the architectural style of the key 19th and 20th Century buildings in the Precinct.</p>	<p>The historical development within the precinct provides a rich resource of late 19th and early 20th century vernacular architecture, which is felt by the community to be an appropriate basis for guiding the architectural style of new buildings. Furthermore, whilst it is recognised that a reproduction of past architecture is not always an appropriate response to heritage context, in this instance it is viewed by the community as a means to build upon a sense of place, and a vehicle to promote tourism.</p>



Guideline Statement – BUILDING DESIGN	Rationale
<p><b>ROOF FORMS</b>            Roof pitch should be between 300-450. Gables facing the street are encouraged. Flat deck roofs are not permitted, unless they are concealed behind a parapet façade to the street. Skillion roof forms are acceptable.            Satellite dishes or air conditioning units shall not be visible from an abutting street. If a roof attachment requires location at the front, at its discretion Council may approve this providing it is not visually obtrusive.</p>	<p>The late 19th and early 20th century vernacular architecture evident in the Street favours steeply pitched roofs, with gables facing the street (in lieu of heavily detailed facades and parapets, typical of other rural main-streets), and with skillion elements to the rear.</p> <p>The roof form specified is intended to encourage the continuation of the historical architectural style mentioned above.</p>
<p><b>ROOF MATERIALS</b>            The permissible roof materials include profiled colorbond sheet metal, terracotta roof tiles and grey(timber) shingles.</p> <p>Where zincalume is used, it shall be treated to reduce its reflectivity.</p>	<p>Roof materials nominated are intended to approximate the character of roof designs of the late 19th and early 20th century vernacular architecture.</p>
<p><b>WALL MATERIALS</b>            Walls facing a public street should be constructed of either brick, rendered brick, local stone or weatherboard.            Brick shall be laid in a running bond or English garden bond pattern. Bricks shall be similar to the Cardup type brick originally used on the Mundijong Hotel. Stone walls shall be laid in a random coursed pattern. Limestone is not preferred.</p> <p>Weatherboard shall be of a bevelled board, simple drop, or shiplap profile. Fibro-cement or fibreglass weatherboard reproductions are not favoured.</p> <p>Steel, glass or tilt-up slab wall are not favoured, and will only be accepted in locations where they are not visible from a public street.</p>	<p>The appropriate use of construction materials and external finishes can provide a positive contribution toward the maintaining the theme associated with Paterson Street.</p> <p>The use of brick or weatherboard is consistent with the reproduction of late 19th and early 20th century vernacular architecture encouraged in these guidelines. Brick types should be complementary to the Cardup type bricks that are visible in the northern face of the Mundijong Hotel. A schedule of suggested brick types is included in Schedule 1.            Light coloured (limestone and vanilla) bricks are strongly discouraged.</p> <p>The use of timber weatherboard is encouraged, as it complements the establishment of Mundijong as a timber town. The use of artificial weatherboard material is not appropriate, as its appearance is not authentic.</p> <p>Whilst the use of local stone (granite and coffey rock) is encouraged in discrete elements or features, the use of Limestone is discouraged, as it is not in character with any of the original dwellings.</p>



Guideline Statement – BUILDING DESIGN	Rationale
<p><b>COLOURS - Walls</b>            Rendered or weatherboard walls require painting. Preferred colours include either “traditional white wash”, a cream render, but may also include darker toned browns, olives, ochres and tan/pinks.</p>	<p>One of the overriding visual keys is colour. It is intended that the colours used on the existing buildings of the late 19th and early 20th Century should be to be used to maintain the existing character.</p>
<p><b>COLOURS - Accents</b>            Accent colours are to either complement base tonings or provide relief. By definition, complimentary accent colours should be those of opposite (or “complementary”) chroma and hue. Coloured accents should remain dark toned.            Relief colours may be white or cream.</p>	<p>For example, a ‘complimentary’ colours and tones of ‘Brunswick Green’ may be used to accept rust red colours, and so on. Reference to ‘heritage’ colour ranges provided by commercial paint manufacturers is recommended.</p> <p>Alternatively, the use of white associates with the traditional coatings used on weatherboard housing, a light cream used as render or painted and red brick face based on Cardup bricks which were manufactured in close proximity of the town.</p> <p>The colours used in the original settlements such as whites were neutral colours. The use of this colour as an accent captures this theme. Also the existing vegetation consisting of mature native and introduced tree species provides the town with an established leafy theme. The accent colours are to be in accordance with the established vegetation throughout the streetscape.</p>
<p><b>FACADES: ARTICULATION</b> Building facades facing the street should be articulated by the inclusion of significant and robust detail utilising a variety of materials and method.</p>	<p>This guideline statement promotes a streetscape consistent with a traditional rural town centre style which also contributes to a sense of urbanism, interactivity and vibrancy.</p> <p>Extensive, unarticulated blank or featureless walls are discouraged.</p> <p>The variety of materials and methods of articulating a façade may include:</p> <ul style="list-style-type: none"> <li>Extensive use of individual windows, (and doors at street level),</li> <li>The inclusion of balconies (which may project into crown airspace),</li> <li>c) The diverse use of colour,</li> <li>d) The diverse use of materials,</li> </ul> <p>The inclusion of shade structures, awnings and discrete roof elements.</p> <p>As a guide, facades of major development, such as any future shopping centre should be articulated into modules of 6 to 10 linear metres.</p>



Guideline Statement – BUILDING DESIGN	Rationale
	<p>Detailing however should not be overly ornate, and should remain faithful to the relatively simple design approach of the late 19th and early 20th architecture evident in the Street.</p>
<p><b>WINDOWS: AT STREET LEVEL</b> No less than sixty (40) percent of the vertical area of a building façade facing a street (or formal public space such as a square) at street level shall comprise windows, or glazed doors.</p>	<p>A key element contributing to the preservation of a traditional main street appearance for Paterson Street includes a street based built form, which facilitates a safe and lively street environment.</p> <p>The presence of extensive active building edges at street level, particularly maximising their transparency (i.e., eye height windows, large surface area, unobscured) maximises commercial exposure and viability, creates additional interest and interactivity, and allows footpath spaces to be surveyed by customers and staff (improved safety).</p>
<p><b>WINDOWS: DESIGN</b> Windows shall have a vertical emphasis.</p> <p>Window frames visible from the street should be of a timber-famed casement or awning type.</p> <p>Window detailing should include a header or soldier lintel course, and a header sill course.</p> <p>Gabled dormer windows are acceptable for providing windows to habitable roof spaces.</p>	<p>The prevailing architectural window elements from the late 19th and early 20th Century examples in Paterson Street generally favoured a vertical emphasis (ie, were taller than they were wide), and were of timber framed construction.</p> <p>The continuation of this style of window construction is encouraged.</p>
<p><b>ENTRANCES TO STREET</b> Buildings should provide primary door openings to street footpaths for each tenancy abutting a street.</p>	<p>The presence of accessible door openings to footpaths increases pedestrian movement in pedestrian environments, and therefore increases activity and commercial viability. Conversely, active edges without door openings may result in low pedestrian activity in footpath environments. Publicly visible entrances to the street also improve the safety of customers, tenants or occupants accessing buildings, particularly after hours.</p> <p>In the case of multiple tenancies requiring single main entrances (ie, via an internal mall) then the entrance of the mall should directly access the street.</p>



Guideline Statement – BUILDING DESIGN	Rationale
	<p>It is recognised that where the application of this Guideline Statement results in multiple door openings, and difficulty in managing internal building security, then such cases may need to be assessed on their merits.</p>
<p><b>ENTRANCES: OTHER</b> Where buildings provide door openings other than to street sidewalks, then such entrances should be clearly identifiable, easily accessible, and highly visible from car parks, public spaces or building windows.</p>	<p>Where alternative entrances may be required (eg, from on-site carparks), then such doors should clearly visible and identifiable in order to allow easy identification.</p> <p>Additionally, for such alternative entrances, doors should be located so they are visible from adjacent tenancies and public spaces to improve the safety of customers, tenants or occupants accessing buildings, particularly after hours.</p>
<p><b>GROUND FLOOR LEVELS</b> Floor levels of ground floors should match the level of footpaths abutting thereto.</p>	<p>A key consideration of robust building design within the Precinct is the capability of buildings to be reused for alternative uses.</p> <p>Whilst residential uses do not rely critically on easy pedestrian flow from the street to the ground floor of a building, many commercial uses do (particularly retail or restaurants). Ideally, ground floor levels should therefore be matched to abutting sidewalk levels.</p>
<p><b>FLOOR TO CEILING HEIGHTS: GROUND FLOOR</b> The minimum ground floor height (floor to ceiling), in buildings adjacent to the street, shall be a minimum of 3.5 metres.</p>	<p>A key consideration of robust building design within the Precinct is the capability of buildings to be reused for alternative uses. It is intended that buildings within the Paterson Street Precinct be characterised by the ability to sustain commercial activities at ground floor as the town centre grows in the future.</p> <p>Lower minimum ceiling heights are typically applied to residential buildings than to commercial uses, preventing the later reuse of ground floor floorspace for commercial purposes.</p> <p>The mandatory application of a minimum floor height of three and a half (3.5) metres for ground floors effectively preserves the capability of buildings to be retrofitted from residential to commercial uses, should future demand warrant.</p>



## Local Planning Policy 3.4 – Paterson Street Design Guidelines

Guideline Statement – BUILDING DESIGN	Rationale
	This requirement does not apply to building elements remote from the street, which may be regarded as unlikely to warrant a future conversion to commercial uses.
<p><b>WEATHER COVER</b> Where buildings abut a street sidewalk, such buildings shall provide a continuous awning over the footpath.</p>	<p>It is intended that Paterson Street embody and promote a town centre character, much of which is evident in early building in the street (some of which no longer exist). A key element contributing to this character includes a street-based built form, with a continuous sheltered pedestrian footpath.</p> <p>Where buildings abut Paterson Street, then such building should contribute to the creation of a continuous weather shelter (awnings and verandahs) along the footpath, thereby encouraging greater pedestrian use of the street environment.</p> <p>In considering the design of awnings, Council may require the following:</p> <ul style="list-style-type: none"><li>a) That awnings achieve a continuity of cover,</li><li>b) That may extend to within 0.5 metres of the road kerb;</li><li>c) That they should not be built over existing or possible future street parking bays or loading bays;</li><li>d) That they be designed to allow the unimpeded growth of adjacent street trees;</li><li>e) That they be capable of easy maintenance (eg, capable of self-shedding of leaves from street trees);</li><li>f) That they be cantilevered or suspended, and provide no obstructions or hazards to pedestrians);</li><li>g) That they be roofed in sheet metal, or tiled,</li><li>h) That they have a minimum clearance of 3.0 metres above the footpath; and</li><li>i) The preferred form of awning structures is a skillion type, with minimal detailing of treatments and verandah posts. Bullnosed verandahs are not considered appropriate. The maximum depth of any fascia to a pedestrian awning is to be 500mm, with signage prohibited from the face or on top of the fascia.</li></ul>





Guideline Statement – BUILDING DESIGN	Rationale
<p><b>SIGNAGE</b> Signage on building fronts should be limited to panels no greater than 3.0m<sup>2</sup> in area, and situated on the façade above 4.0 metres. Panel signs shall be limited to one per tenancy.</p>	<p>Signage is crucial to the commercial viability of a main street, and contributes a sense of vibrancy to the streetscape.</p>
<p>Awning signs facing the street, and affixed to the street edge of the awning are permitted, but should not exceed 0.5 metres in vertical dimension.</p> <p>Under-awning signs are permitted.</p> <p>Painting out of more than 50% of the area of windows with signage is not permitted.</p>	<p>However, excessive and insensitive signage can also damage the amenity and tourist attractiveness of a street, and such excesses should be controlled.</p> <p>The signage requirements under this guideline are intended to provide a manageable and practical guide to the consideration of sign applications within Paterson Street.</p>
<p><b>LIGHTING OF BUILDING EDGES</b> Building facades should be illuminated wherever possible. Applicants must demonstrate that upper storey residential units will not be affected by direct light intrusion through windows.</p> <p>Pedestrian paths and spaces accessible at night should be adequately lit. Particularly along key walking paths, lighting should be contiguous, without gaps.</p>	<p>Main street environments are greatly supported by the lighting of streetscape elements such building facades, trees, public art and pedestrian spaces. Key lighting considerations should be the lighting of the street interface at ground level and vertical lighting of the façade above ground level through the use of up- lights and/or down-lights between openings.</p> <p>Care must be taken to ensure that lights do not shine into the residential units of mixed-use buildings. Applications for development should demonstrate the types and positioning of proposed lighting and the types of construction details to be used to negate light impacts.</p>
<p><b>PUBLIC ART</b> Proposals for civic, cultural, commercial, residential (except single residential), and/or mixed residential/commercial developments over the value of \$500,000 are to set aside a minimum of one half of one per cent (i.e., 0.5%) of the estimated total project cost for the development of public art works which reflect the place, locality and/or community.</p>	<p>Public Art is recognised as an important means of contributing to the vitality and character of an area. In addition, if it can help to reflect the Paterson Street's cultural heritage and allows an opportunity to maintain a cultural link with the past, particularly where the past built form has been redeveloped and removed.</p>



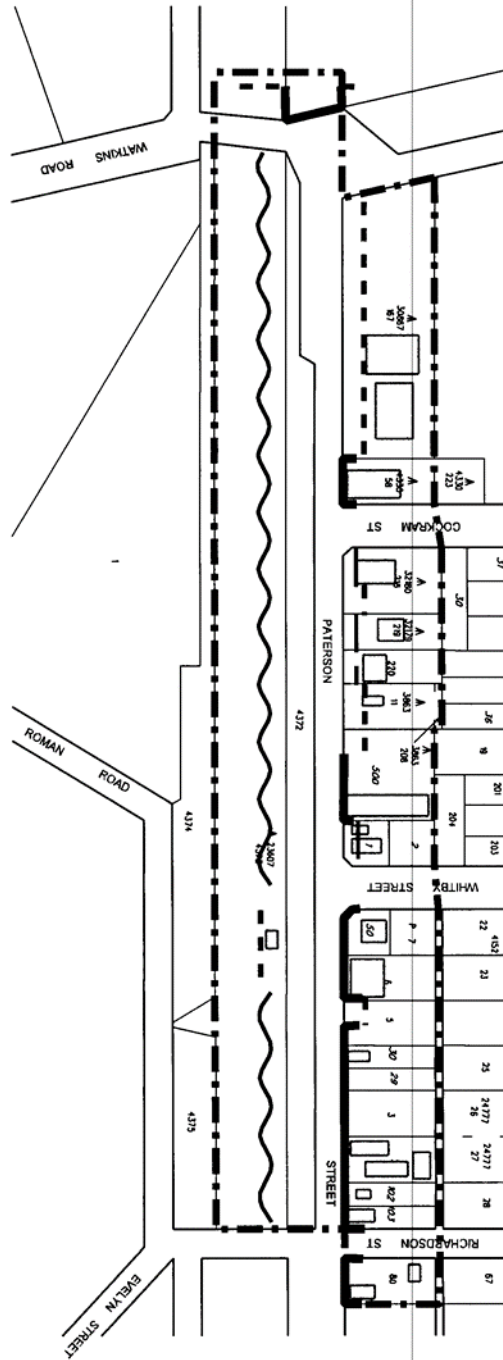
Guideline Statement – BUILDING DESIGN	Rationale
<p>The contribution to public art may be credited to the development's obligations to provide landscaping.</p>	<p>Qualifying public art projects may include:</p> <ul style="list-style-type: none"> <li>a) building features and enhancements such as bicycle racks, gates, benches, fountains, playground structures or shade structures which are unique and produced by a professional artist;</li> <li>b) murals, tiles, mosaics or bas-relief covering walls, floors and walkways. Murals may be painted or constructed with a variety of materials;</li> <li>c) building sculpture which can be freestanding or wall-supported in durable materials suitable for the site; and</li> <li>d) community arts projects resulting in tangible artwork, such as community murals or sculptures.</li> </ul>
	<p>Elements of public art production to which the 0.5% requirement may be credited include:</p>

**Environment and Context**

Guideline Statement – environment & context	Rationale
	<ul style="list-style-type: none"> <li>a) professional artist's budget, including artist fees, material, assistants' labour costs, insurance, permits, taxes, business and legal expenses, operating costs, and art consultant's fees if these are necessary and reasonable;</li> <li>b) fabrication and installation of artwork;</li> <li>c) site preparation;</li> <li>d) structures enabling the artist to display the artwork;</li> <li>e) documentation of the artwork; and</li> <li>f) acknowledgment plaque identifying the artist, artwork and development.</li> </ul> <p>Where a public art element may be impractical to provide on site, the Council may accept a cash-in-lieu payment to the same value, for the purpose of providing, or contributing to a public art project in the immediate vicinity of the site, in accordance with an adopted public art strategy.</p>

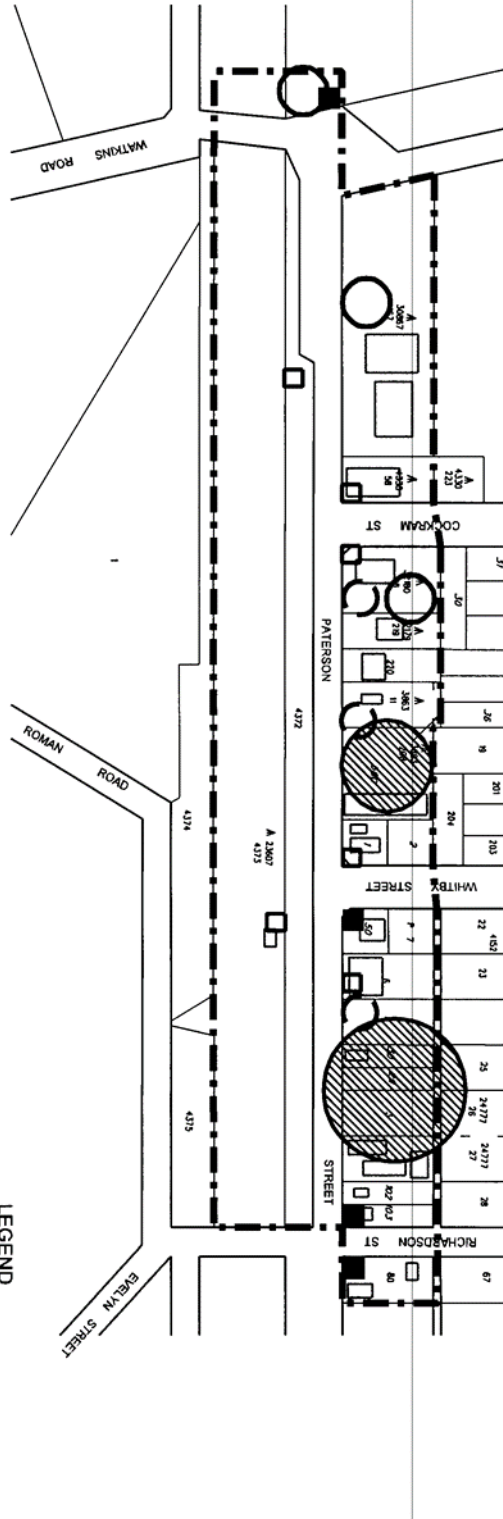


## DESIGN GUIDELINES - PATERSON STREET, MUNDULONG



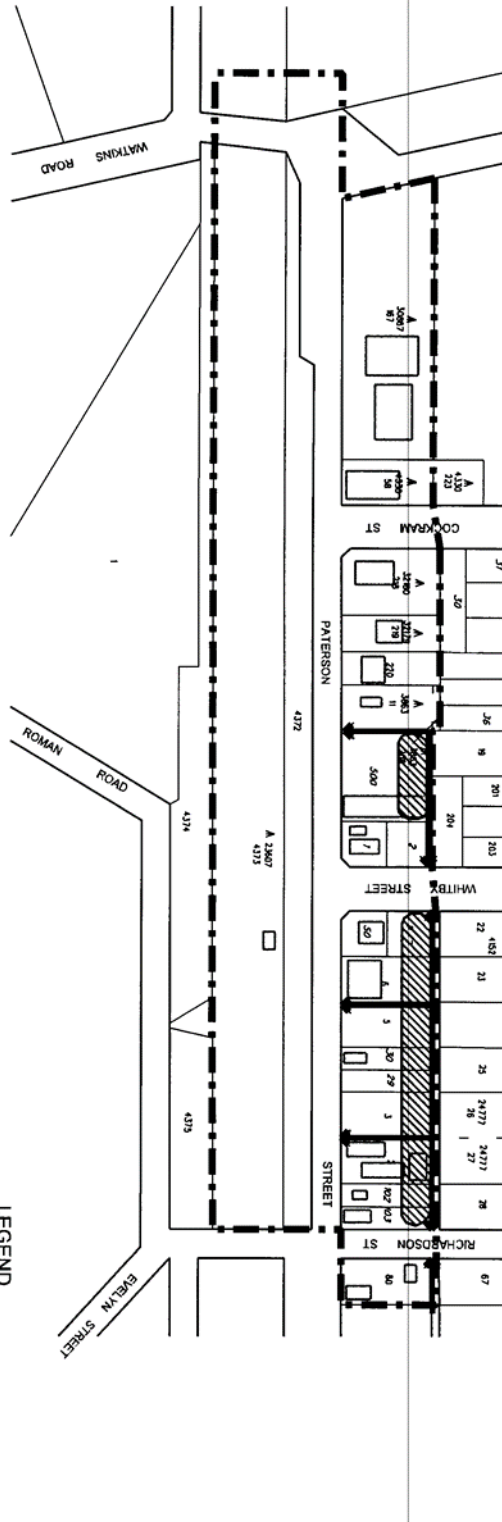


## DESIGN GUIDELINES - PATERSON STREET, MUNDIJONG





DESIGN GUIDELINES - PATERSON STREET, MUNDIJONG



- LEGEND**
- Study Area Boundary
  - Nominated Shared Access
  - Nominated on-site Parking

**Proposed Shared Access and Parking  
(Development Areas Only)**

NB - BUILDING FOOTPRINTS ARE INDICATIVE ONLY - INTERPOLATED FROM DOJA AERIAL PHOTOGRAPHY (SUBJECT TO SURVEY)



Figure No. 8



Taylor Burrell



PATERSON STREET, MUNDIJONG

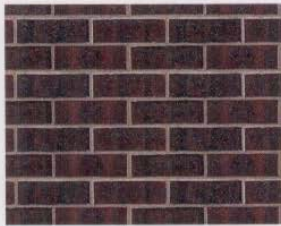


## SCHEDULE 1

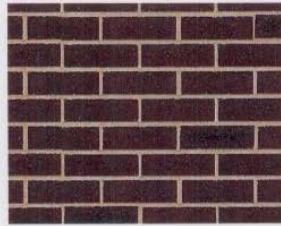
### Suggested Brick Types Permissible In The Study Area

Note: The brick styles suggested below are only recommendations. Council, at its discretion, may approve similar brick styles, which are in accordance with those illustrated. This schedule is not to be interpreted to restrict brick usage to particular manufacturers.

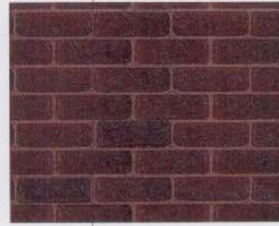
#### METRO BRICKS



Wyvern



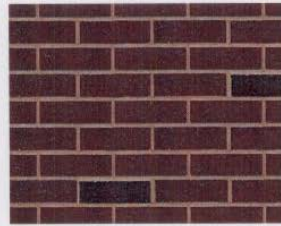
Archer



Clifton



Todd



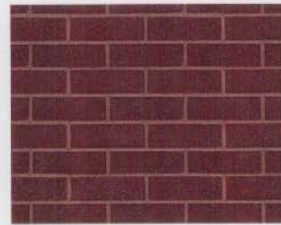
Leonora



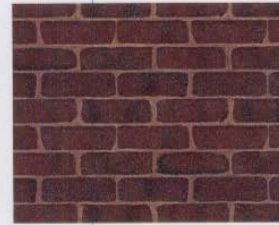
Fremantle



Orange Grove



Red Smooth



Hampton




Pumphouse Red















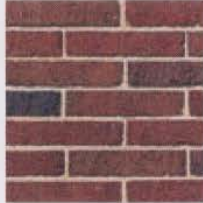

Heritage



PATERSON STREET, MUNDIJONG



## MIDLAND BRICKS

		
Burnished Red	Restoration Red	Traditional
		
Traditional - Coachhouse	Restoration Red - Coachhouse	Mahogany
		
Russet Red	Helena Vale	Woodbridge
		
Windemere	Windsor	Hereford
		
Richmond	Red - Smooth	

02/57

2

**References**

<b>Name of Policy</b>	Local Planning Policy 3.4 – Paterson Street Design Guidelines
<b>Previous Policy</b>	Local Planning Policy 14 – Paterson Street Design Guidelines
<b>Date of Adoption and Resolution Number</b>	20/02/03 P224/02/03
<b>Review dates and Resolution Numbers</b>	
<b>Next review date</b>	
<b>Related documents</b>	<b>Acts/Regulations</b> <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) 2015</i>  <b>Plans/Strategies</b> Strategic Community Plan 2017 - 2027  <b>Policies</b>  <b>References</b>  <b>Delegations</b>  <b>Work Procedures</b>

Note: changes to references may be made without the need to take the Policy to Council for review.