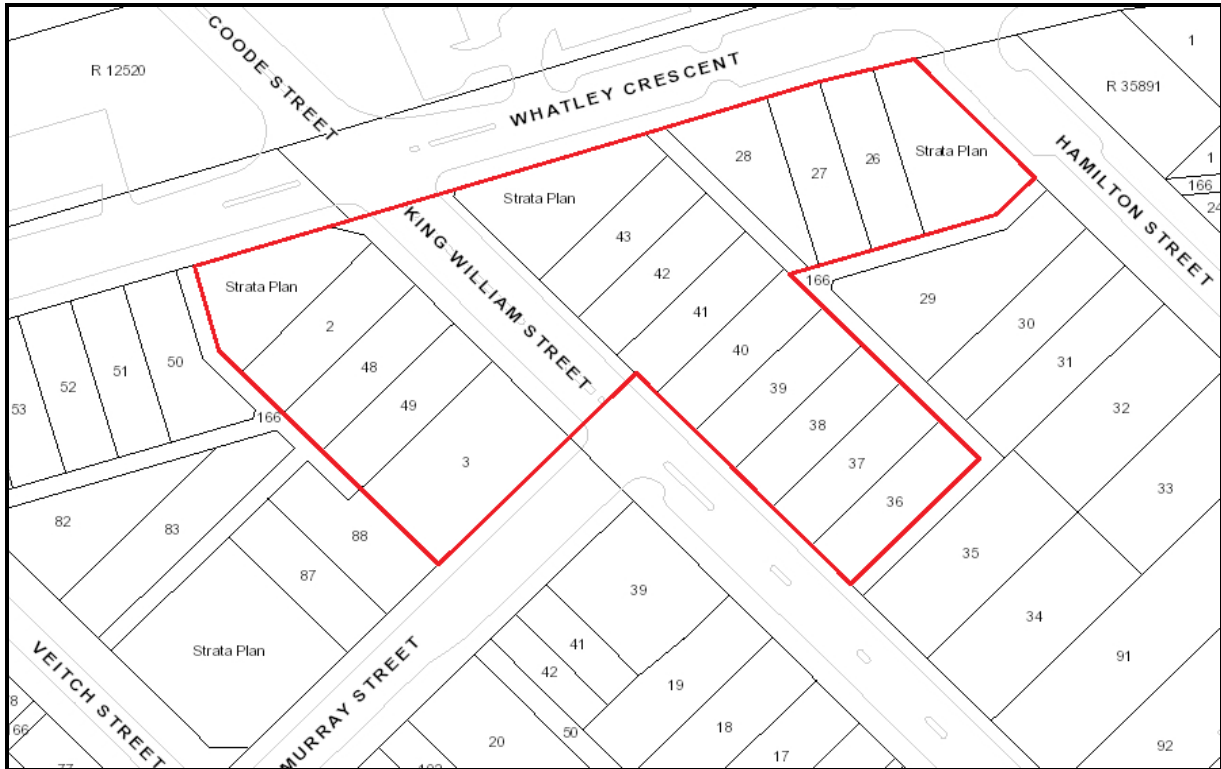


**SPECIAL CONTROL AREA 12:**

King William Street/Whatley Crescent commercial precinct, Bayswater.



**Description**

Special Control Area 12 is generally bounded by Whatley Crescent to the north-west, Hamilton Street to the north-east, the western boundary of Lot 166/Right of Way from Hamilton Street to King William Street, King William Street, Murray Street to the south-east, and the common rear boundary of lots fronting the western side of King William Street to the south-west.

**Purpose**

To allow mixed use development including higher density residential development to facilitate the Bayswater town centre in becoming a more vibrant and active place.

<b>Development Standards</b>					
<b>Objectives</b>	<ul style="list-style-type: none"> <li>• Facilitate viable, enduring and high quality development that complements the character and heritage of the precinct.</li> <li>• Provide for an appropriate mix of land uses along with active street frontages to King William Street and Whatley Crescent.</li> <li>• Encourage residential land uses as a vital component of the precinct.</li> <li>• Enhance the local heritage, character and streetscapes of the locality.</li> <li>• Encourage pedestrians and public transport use.</li> </ul>				
<b>Land Use</b>	<p><b><i>Permitted Uses:</i></b></p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>• Cinema/Theatre</li> <li>• Civic Buildings</li> <li>• Consulting Rooms (Medical)</li> <li>• Convenience Store</li> <li>• Exhibition Centre</li> <li>• Fast Food Outlet</li> <li>• Home Office</li> <li>• Home Store</li> <li>• Infant Health Clinic</li> <li>• Kiosk</li> <li>• Lunch Bar</li> <li>• Market</li> </ul> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>• Medical Centre</li> <li>• Multiple Dwelling</li> <li>• Office</li> <li>• Public Utility</li> <li>• Reception Lodge</li> <li>• Recreation Facility</li> <li>• Restaurant</li> <li>• Serviced Apartments</li> <li>• Shop</li> <li>• Small Bar</li> <li>• Telecommunications Infrastructure</li> </ul> </td> </tr> </table> <p><b><i>Discretionary Uses:</i></b></p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>• Amusement Parlour</li> <li>• Betting Agency</li> <li>• Car Park</li> <li>• Caretaker's Dwelling</li> <li>• Child Day Care Centre</li> <li>• Club Premises</li> <li>• Cottage Industry</li> <li>• Dry Cleaning/Laundry Premises</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Grouped Dwelling</li> <li>• Health Centre</li> <li>• Health Studio</li> </ul> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>• Hire Service (Non-Industrial)</li> <li>• Home Business</li> <li>• Home Occupation</li> <li>• Motel</li> <li>• Occasional Uses</li> <li>• Public Assembly</li> <li>• Public Amusement</li> <li>• Public Worship</li> <li>• Service Industry</li> <li>• Single House</li> <li>• Tavern</li> <li>• Veterinary Consulting Rooms</li> </ul> </td> </tr> </table> <ul style="list-style-type: none"> <li>• Residential uses are not permitted on the ground floor of a street frontage.</li> <li>• Land uses are to be configured to promote land use compatibility and reduce potential for land use related conflicts.</li> <li>• Uses which are not listed above, but which are listed within Table 1 (Zoning Table) are prohibited ('X') uses.</li> <li>• Uses which are not specifically mentioned above, or in Table 1 (Zoning Table) may be considered in accordance with Clause 7.2.4 of the Scheme.</li> </ul>	<ul style="list-style-type: none"> <li>• Cinema/Theatre</li> <li>• Civic Buildings</li> <li>• Consulting Rooms (Medical)</li> <li>• Convenience Store</li> <li>• Exhibition Centre</li> <li>• Fast Food Outlet</li> <li>• Home Office</li> <li>• Home Store</li> <li>• Infant Health Clinic</li> <li>• Kiosk</li> <li>• Lunch Bar</li> <li>• Market</li> </ul>	<ul style="list-style-type: none"> <li>• Medical Centre</li> <li>• Multiple Dwelling</li> <li>• Office</li> <li>• Public Utility</li> <li>• Reception Lodge</li> <li>• Recreation Facility</li> <li>• Restaurant</li> <li>• Serviced Apartments</li> <li>• Shop</li> <li>• Small Bar</li> <li>• Telecommunications Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Amusement Parlour</li> <li>• Betting Agency</li> <li>• Car Park</li> <li>• Caretaker's Dwelling</li> <li>• Child Day Care Centre</li> <li>• Club Premises</li> <li>• Cottage Industry</li> <li>• Dry Cleaning/Laundry Premises</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Grouped Dwelling</li> <li>• Health Centre</li> <li>• Health Studio</li> </ul>	<ul style="list-style-type: none"> <li>• Hire Service (Non-Industrial)</li> <li>• Home Business</li> <li>• Home Occupation</li> <li>• Motel</li> <li>• Occasional Uses</li> <li>• Public Assembly</li> <li>• Public Amusement</li> <li>• Public Worship</li> <li>• Service Industry</li> <li>• Single House</li> <li>• Tavern</li> <li>• Veterinary Consulting Rooms</li> </ul>
<ul style="list-style-type: none"> <li>• Cinema/Theatre</li> <li>• Civic Buildings</li> <li>• Consulting Rooms (Medical)</li> <li>• Convenience Store</li> <li>• Exhibition Centre</li> <li>• Fast Food Outlet</li> <li>• Home Office</li> <li>• Home Store</li> <li>• Infant Health Clinic</li> <li>• Kiosk</li> <li>• Lunch Bar</li> <li>• Market</li> </ul>	<ul style="list-style-type: none"> <li>• Medical Centre</li> <li>• Multiple Dwelling</li> <li>• Office</li> <li>• Public Utility</li> <li>• Reception Lodge</li> <li>• Recreation Facility</li> <li>• Restaurant</li> <li>• Serviced Apartments</li> <li>• Shop</li> <li>• Small Bar</li> <li>• Telecommunications Infrastructure</li> </ul>				
<ul style="list-style-type: none"> <li>• Amusement Parlour</li> <li>• Betting Agency</li> <li>• Car Park</li> <li>• Caretaker's Dwelling</li> <li>• Child Day Care Centre</li> <li>• Club Premises</li> <li>• Cottage Industry</li> <li>• Dry Cleaning/Laundry Premises</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Grouped Dwelling</li> <li>• Health Centre</li> <li>• Health Studio</li> </ul>	<ul style="list-style-type: none"> <li>• Hire Service (Non-Industrial)</li> <li>• Home Business</li> <li>• Home Occupation</li> <li>• Motel</li> <li>• Occasional Uses</li> <li>• Public Assembly</li> <li>• Public Amusement</li> <li>• Public Worship</li> <li>• Service Industry</li> <li>• Single House</li> <li>• Tavern</li> <li>• Veterinary Consulting Rooms</li> </ul>				
<b>Height</b>	<ul style="list-style-type: none"> <li>• A maximum height of 5 storeys is permitted to an overall height of 20 metres above natural ground level.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Height in storeys is determined from the ground floor of the primary street frontage.</li> <li>• A minimum height of 2 storeys is required.</li> </ul>
<p><b>Setbacks</b> <i>Street Setbacks</i></p> <p><i>Right of Way Setbacks</i></p> <p><i>Side/Rear Setbacks (not including Rights of Way)</i></p> <p><i>Abutting Residential Properties</i></p>	<ul style="list-style-type: none"> <li>• Building facades are required to have a nil street setback for the ground floor addressing a primary or secondary street. Minor recesses of up to 1.5 metres from the front boundary are permitted to achieve architectural articulation at the street edge.</li> <li>• Any level above 2 storeys is required to be set back a minimum of 5.0 metres from a street boundary to the building line, however the fifth storey is required to be set back a minimum of 1.5 metres from the building line of the fourth storey.</li> <li>• A minimum 1.5 metre setback is required to a laneway to a maximum of 2 storeys. A reduced setback may be permitted where the laneway width is a minimum of 6.0 metres.</li> <li>• Any level above the second storey shall be setback a minimum of 5m from the building line below.</li> <li>• With regard to right of way setbacks, the number of storeys relates to those fronting the right of way, not the primary street.</li> <li>• A nil setback is permitted to the side or rear boundary of any abutting developable property for a maximum of 3 storeys.</li> <li>• The fourth storey and above is required to be set back a minimum of 3 metres from the side boundary of any abutting developable property unless the local government considers that a lesser setback will not unduly impact the adjoining property.</li> <li>• The setback to any property zoned 'Mixed Use' or 'Residential' shall be in accordance with the Residential Design Codes, by using the density code of the adjoining property.</li> </ul>
<p><b>Design</b></p>	<ul style="list-style-type: none"> <li>• Building facades addressing a street are required to be built predominantly in the traditional parapet style for the first 2 storeys to reflect the general character of the precinct.</li> <li>• Any second storey wall or balcony addressing a street is to complement and be sympathetic to existing shop parapets along the street frontage.</li> <li>• Building frontages and façades greater than 10 metres in length as they present to streets or laneways are to be articulated, coloured and detailed to present as individual facades to the satisfaction of the City. The individual facade length may be increased where it can be demonstrated that the increased façade length is:             <ol style="list-style-type: none"> <li>a) Built on a single existing lot with a frontage of 20 metres or less; or</li> <li>b) Sufficiently articulated, coloured or detailed in the opinion of the City; or</li> <li>c) Sufficient justification has been provided to the satisfaction of the City.</li> </ol> </li> <li>• A minimum of 60% of the surface area of a wall facing a street at the ground floor level is to be devoted to permeable windows or doors.</li> <li>• The use of reflective or obscure glazing is not permitted on ground floor</li> </ul>

	<p>street frontages.</p> <ul style="list-style-type: none"> <li>• Building facades shall be articulated, coloured and detailed to contribute positively to the local streetscape and adjoining properties.</li> <li>• Extensive blank walls, facades and featureless glazing which are visible from any part of a street or public space are not permitted.</li> <li>• Feature elements which enhance the streetscape are strongly encouraged. These may include, but are not limited to, variations to colours and building materials, coloured or textured banding, projections, recesses, ornamental details, verandahs, balconies, pillars, awnings and canopies.</li> <li>• Corner buildings shall be designed to address both the primary and secondary streets, including at least one major opening which provides surveillance of each street.</li> <li>• An architectural design element is required to reinforce any adjacent street corner.</li> </ul>
<b>Awnings</b>	<ul style="list-style-type: none"> <li>• Footpaths along adjacent primary or secondary streets are to be sheltered by awnings. The awnings are to: <ul style="list-style-type: none"> <li>a) Be continuous structures over footpaths.</li> <li>b) Project to within 0.6 metres of the road kerb and have a consistent width (subject to the below conditions).</li> <li>c) Not be built over existing or possible street parking bays and are to accommodate the unimpeded growth of any street tree.</li> <li>d) Be cantilevered or suspended. Post or column supports are not permitted.</li> <li>e) Have a clearance of at least 2.75 metres above footpath level.</li> <li>f) Provide continuous cover at abutting buildings. Where one awning abuts another, the connection is to be treated so as to prevent the penetration of rain.</li> </ul> </li> <li>• The City may vary these requirements as necessary to accommodate specific site circumstances.</li> </ul>
<b>Car Parking and Access</b>	<ul style="list-style-type: none"> <li>• Car parking shall be provided in accordance with Clause 8.2, Clause 8.4 and Table 2 of this Scheme and any approved local planning policy.</li> <li>• Where the property abuts a laneway, vehicle access to the property is to be from the laneway and not the street frontage.</li> </ul>
<b>Residential Development</b>	<ul style="list-style-type: none"> <li>• Residential development shall be designed in accordance with the R80 requirements of the Residential Design Codes, with the exception of the following: <ul style="list-style-type: none"> <li>a) Building height and setbacks to be as outlined above; and</li> <li>b) Plot ratio and open space requirements for multiple dwellings do not apply.</li> </ul> </li> </ul>
<b>Subdivision</b>	<ul style="list-style-type: none"> <li>• Subdivision or strata title applications will only be supported following the completion of a development built in accordance with the provisions of the Scheme, unless the City is satisfied that the subdivision would not prejudice the objectives of this Special Control Area and this Scheme, or the Commission approves subdivision of the subject land.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• The City may vary the development requirements of SCA 12 where it is desirable to facilitate the conservation of a heritage place, or enhance or preserve the heritage values of the Bayswater town centre.</li> </ul>