



Design Guidelines

Marine Terrace, Burges Street and Francis Street Foreshore Precinct

September 2011

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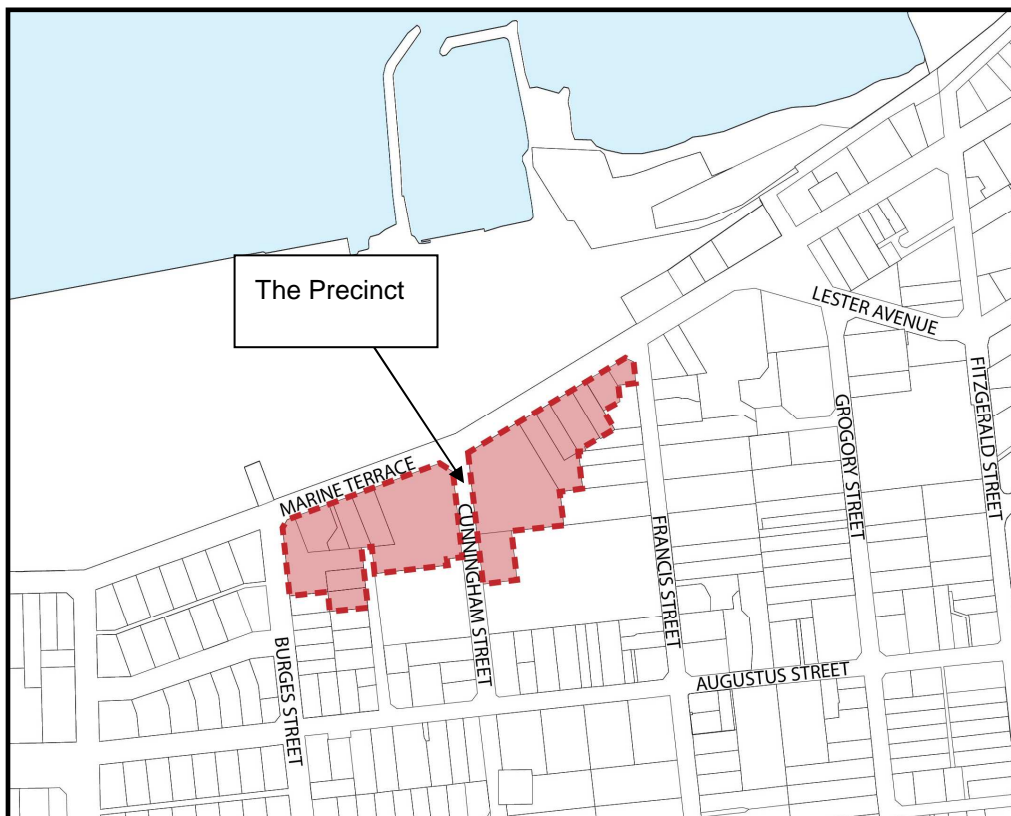
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1 Introduction

1.1 THE MARINE TERRACE, BURGESS STREET AND FRANCIS STREET FORESHORE PRECINCT

These Design Guidelines apply to the Marine Terrace, Burgess Street and Francis Street Foreshore Precinct, as depicted in Figure 1.

FIGURE 1 – THE MARINE TERRACE, BURGESS STREET AND FRANCIS STREET FORESHORE PRECINCT



The Foreshore Precinct is located within Geraldton, approximately 800m to the west of the City Centre. The site is bounded by Port Authority and foreshore land to the north, a mix of commercial, retail and residential development to the east being the fringe of the City Centre zone, small-scale commercial and low to medium density residential development to the south and commercial/service and residential development to the west.

1.2 VISION

The following statement has been prepared to set a future vision for the Precinct:

The Marine Terrace, Burges Street and Francis Street Foreshore Precinct will contain a mix of commercial and residential land uses compatible with the localities transitional function between the Geraldton City Centre, the working port and residential neighbourhoods. The mix of land use and architectural form will complement the Geraldton City Centre, enhancing the visual amenity and vibrancy of the Precinct. Development will respect the local heritage whilst enhancing the amenity and character of the precinct.

These Design Guidelines have been prepared to assist in achieving the vision.

1.3 PURPOSE AND KEY OBJECTIVES

The purpose of these Design Guidelines is to guide and facilitate development and redevelopment within the Precinct, so as to:

- Provide a flexible development and land use control and facilitation framework that can respond to changing circumstances.
- Promote and contribute to the economic opportunities and social well being of the municipality and the community.
- Facilitate a compatible mix of residential, commercial and community based land uses which contribute to the Geraldton City Centre and provide an appropriate transition between the City Centre retail core and surrounding residential areas.
- Promote development which responds to and capitalises on the location and context of the site, including its foreshore location, views, interface with the public realm and interface with surrounding residential areas.
- To recognise and respond to heritage considerations.

These objectives should be read in conjunction with the objectives for the Mixed Use zone, as contained in Clause 4.17.1 of the City of Geraldton-Greenough Town Planning Scheme No. 3 (TPS 3).

1.4 PLANNING FRAMEWORK

These Design Guidelines have been prepared in accordance with Clause 4.17.2 of the TPS 3.

An application can be made to the City to modify the Design Guidelines. The City will advertise any proposed modification to the Design Guidelines prior to Council considering and making a determination on the modification.

Where there is any inconsistency between the Design Guidelines and TPS 3, TPS 3 prevails to the extent of the inconsistency. Where there is any inconsistency between these Design Guidelines and the Residential Design Codes of Western Australia (R-Codes), the Design Guidelines prevail.

1.5 THE USE OF THESE DESIGN GUIDELINES

Part 2 of this document sets out numerous design elements, a set of objectives for each element, and design guidelines, which if complied with, are considered to meet these objectives. Applicants will be required to consider and identify which elements and guidelines will be addressed, and in the instance of an alternative land use, development or design outcome being proposed, how the related objectives are met.

These Design Guidelines do not dictate style or taste, but rather provides a framework that can accommodate both concepts of flexibility and certainty. It is not intended that these Design Guidelines be applied rigidly, but each application be examined on its merits, with the objectives and intent of the Design Guidelines the key for assessment.

The City encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the City is open to considering well presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken for major projects and the orderly and proper planning of the city.

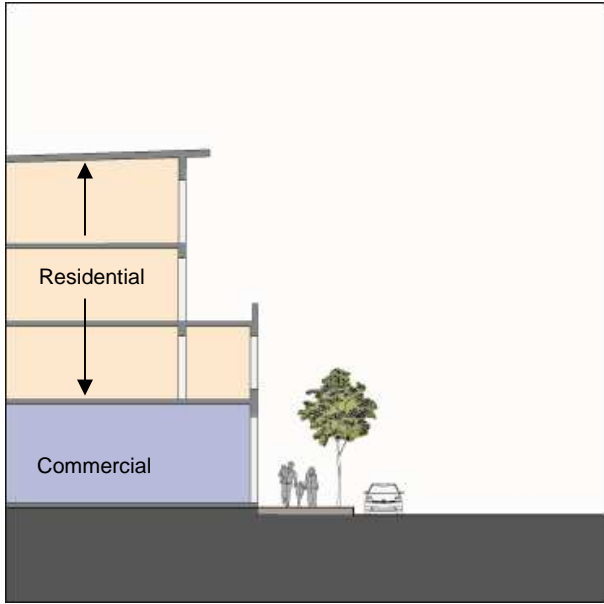

1.6 DEFINITIONS

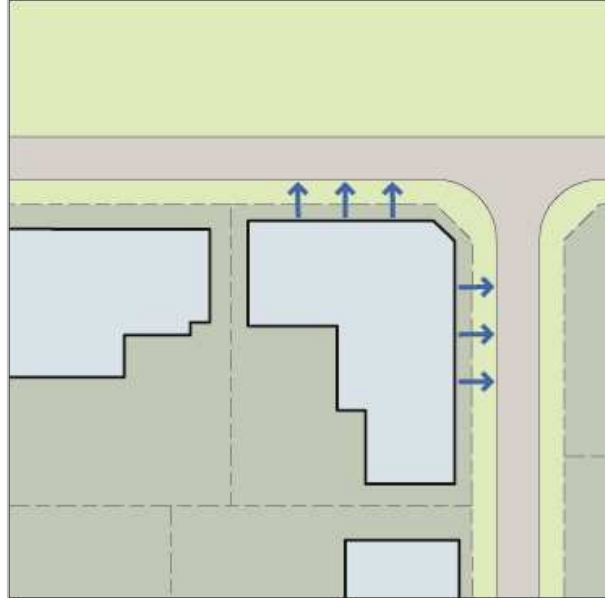

Mixed use development – as per the R-Codes.

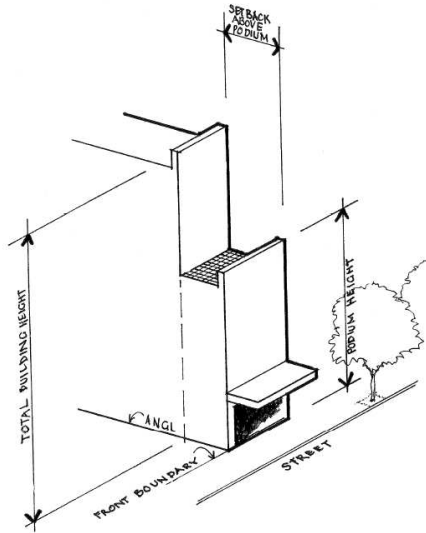
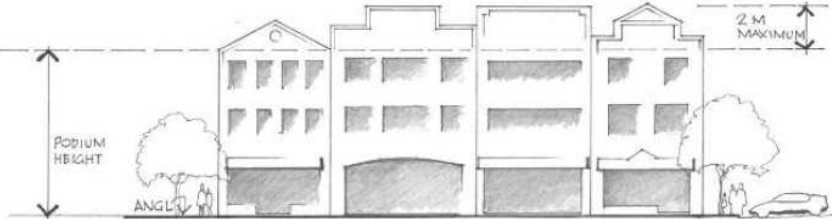
Building height – is the vertical distance between the Average Natural Ground Level (ANGL) along the street frontage to the wall height of the upper-most storey of the building. Where half basement parking is proposed, building height is still calculated from ANGL.

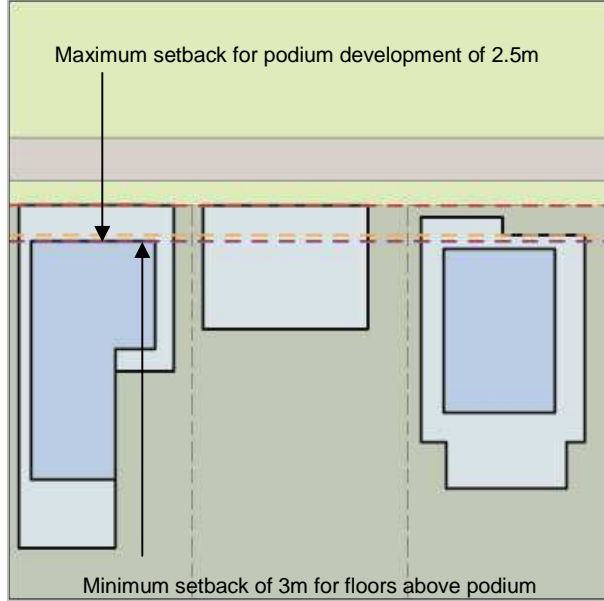
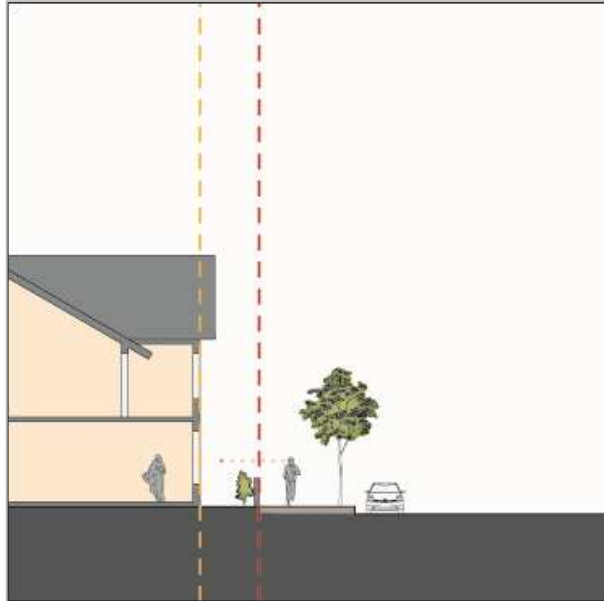
2 Design Guidelines

TABLE 1 – DESIGN GUIDELINES

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
<p>1. Land use</p>	<p>(a) Land uses are to be complimentary to the Geraldton City Centre whilst ensuring an appropriate transition to adjacent residential areas, thereby enhancing the attraction of Geraldton as a major regional centre.</p> <p>(b) Land uses are to be compatible with adjacent residential areas.</p> <p>(c) Land uses are to be consistent with the desired urban character of the area.</p> <p>(d) Residential land uses are encouraged to increase the catchment of the Geraldton City Centre, provide for after hours activity and surveillance and capitalise on the amenity values of the Precinct’s foreshore location.</p>	<p>(a) Land use permissibility is to be in accordance with the Zoning Table of the Scheme.</p> <p>(b) In determining the appropriateness of a discretionary land use, the City will have regard to Clause 4.17.3 of the Scheme.</p> <p>(c) The following land uses are encouraged within the Precinct:</p> <ul style="list-style-type: none"> ▪ Small-scale shops (refer Clause 4.17.5 of the Scheme). ▪ Offices (refer Clause 4.17.4 of the Scheme). ▪ Consulting Rooms. ▪ Restaurants. ▪ Community uses. ▪ Civic & cultural uses. ▪ Tourist and other short-stay accommodation or similar. ▪ Multiple residential dwellings. <p>(d) Where “vertical” mixed use development is proposed incorporating a residential component, the residential component should be restricted to above ground floor only, unless otherwise approved by the City, pursuant to Clause 4.17.7 of the Scheme (see Figures 2 and 3)</p> <p>(e) Commercial and community uses are encouraged on ground floors to promote business hours activity within the Precinct.</p> <p>(f) Where grouped dwellings are proposed, a minimum height of two stories applies to achieve a vertical element.</p> <p>(g) Single storey grouped dwellings behind a commercial development fronting the street can be considered.</p>	<p>FIGURE 2 – VERTICAL MIXED USE DEVELOPMENT – GROUND FLOOR COMMERCIAL LAND USES AND UPPER FLOOR RESIDENTIAL USE</p>  <p>FIGURE 3 – EXAMPLE OF VERTICAL MIXED USE DEVELOPMENT</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
2. Site planning and design	<p>(a) New developments are to make a positive contribution to the streetscape.</p> <p>(b) Site facilities are to be accessible, functional and unobtrusive.</p> <p>(c) Heritage considerations are to be acknowledged and reasonably responded to.</p>	<p>(a) New developments are to be carefully designed to ensure that the internal layout allows windows and entrances to overlook and address streets, the Geraldton foreshore and pedestrian areas.</p> <p>(b) Any new development on corner blocks on Marine Terrace is to address both street frontages (see Figures 4 and 5).</p> <p>(c) Loading bays, bin stores, clothes drying areas, antennas, satellite dishes and other site services should be concealed from the street. Rubbish and recycling areas should be located away from windows to habitable rooms.</p> <p>(d) Buildings should be provided with podium elements in accordance with Elements 3 and 4 of these Design Guidelines.</p>	<p>FIGURE 4 – CORNER LOT DEVELOPMENT TO ADDRESS BOTH STREET FRONTAGES</p>  <p>FIGURE 5 – EXAMPLE OF CORNER LOT DEVELOPMENT ADDRESSING BOTH STREET FRONTAGES</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
3. Building height	<p>(a) Building height is to be reflective of the desired urban character of the area and should be referenced by the surrounding built form (port infrastructure current development, proposed development and development which would likely occur having regard to the applicable planning framework) and the landscape context including the Norfolk Pine street trees.</p> <p>(b) To optimise the complimentary commercial and supporting residential catchment of the Geraldton City Centre.</p> <p>(c) To assist in establishing Geraldton as a major activity and tourist node in the Mid-West.</p> <p>(d) To capitalise on views of the foreshore, water and surrounding coastal environment given the mostly flat topography of the land.</p> <p>(e) To maintain reasonable privacy standards for surrounding residential development, whilst acknowledging the inner-City location of the Precinct and surrounding area.</p> <p>(f) Heritage considerations are to be acknowledged and reasonably responded to.</p>	<p>(a) Building height should consist of a podium height of 2 storeys (7m) and a total building height of 4 storeys (16m).</p> <p>(b) Retail and commercial floor to ceiling heights at ground and first floor levels should be between 3.5 and 4.5 metres.</p> <p>(c) Notwithstanding that plant and equipment located on rooftops are not included in the measurement of the height of the development, all plant and equipment should be screened from view at street level and made visually acceptable such that it fits in with the surrounding roof-scapes when viewed from other buildings. The aim is to minimise any adverse visual impacts.</p> <p>(d) The total height of any building should be as per the Building Heights Plan and measured from ANGL inclusive of parapets and rooflines (Figure 6).</p> <p>(e) Where a development has decorative parapets or a gabled roofline these protrusions shall not exceed 2 metres above the podium of the building (Figure 7).</p> <p>(f) Buildings above the podium heights will need to address the Additional Criteria for Height Bonuses in Section 13.</p> <p>(g) Any development in excess of 21 metres is required to address the State Planning Policy 2.6 – State Coastal Planning, and may involve State Government referral, assessment and/or determination.</p>	<p>FIGURE 6 – BUILDING HEIGHTS PLAN (SOURCE: CITY OF GERALDTON – GREENOUGH 2009)</p>  <p>FIGURE 7 – PROTRUSIONS ABOVE THE PODIUM (SOURCE: CITY OF GERALDTON-GREENOUGH 2009)</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
4. Setbacks	<p>(a) To provide a satisfactory relationship between new development on Marine Terrace and adjoining developments, ensuring a complimentary and attractive streetscape.</p> <p>(b) To create a clear threshold to buildings by providing a transition between public and private space.</p> <p>(c) To establish the desired proportions of the street and define the street edge.</p> <p>(d) To assist in creating a western gateway to the City Centre.</p> <p>(e) To ensure that buildings are reflective of the desired urban character of the area.</p> <p>(f) To optimise the complimentary commercial activity and supporting population of the Geraldton City Centre.</p> <p>(g) To maintain reasonable privacy standards for surrounding residential development, whilst acknowledging the inner-City location of the Precinct and surrounding area, and the desire to achieve an attractive development outcome.</p> <p>(h) Heritage considerations are to be acknowledged and reasonably responded to.</p>	<p>(a) The maximum setback for podium development from the street boundary is 2.5 metres in order to maintain an urban street edge, respond to adjoining heritage buildings and provide additional privacy for residential components of a development (see Figures 8 and 9).</p> <p>(b) Where the podium of a development is setback from the front boundary, verandahs/awnings or front boundary walls are encouraged within the front setback to reinforce the street alignment and respond to any adjacent heritage buildings.</p> <p>(c) With regard to point (b) above, front boundary walls should have a solid base not exceeding 0.3 metres in height and may have piers to a maximum height of 1.2 metres, with infill panels consisting of permeable materials (see Figure 10).</p> <p>(d) Floors above podium height are to be setback a minimum of 3.0 metres from the street boundary (see Figures 11).</p> <p>(e) Side and rear boundary setbacks between Mixed Use zoned land within the Precinct and surrounding land zoned Residential shall be a minimum of 3m and accord with the relevant privacy provisions of the R-Codes. Variations to this requirement can be considered where non-residential uses are located on Residential zoned land.</p> <p>(f) Offset openings, louvers or other appropriate treatments can be used to improve the level of visual privacy where distance separation is not desired or achievable (see Figures 12 and 13).</p>	<p>FIGURE 8 – MAXIMUM SETBACK FOR PODIUM DEVELOPMENT AND MINIMUM SETBACK FOR FLOORS ABOVE PODIUM</p>  <p>FIGURE 9 – GROUND LEVEL RESIDENTIAL DEVELOPMENT SETBACK TO PROVIDE ADDITIONAL PRIVACY</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
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FIGURE 10 – FRONT BOUNDARY WALLS

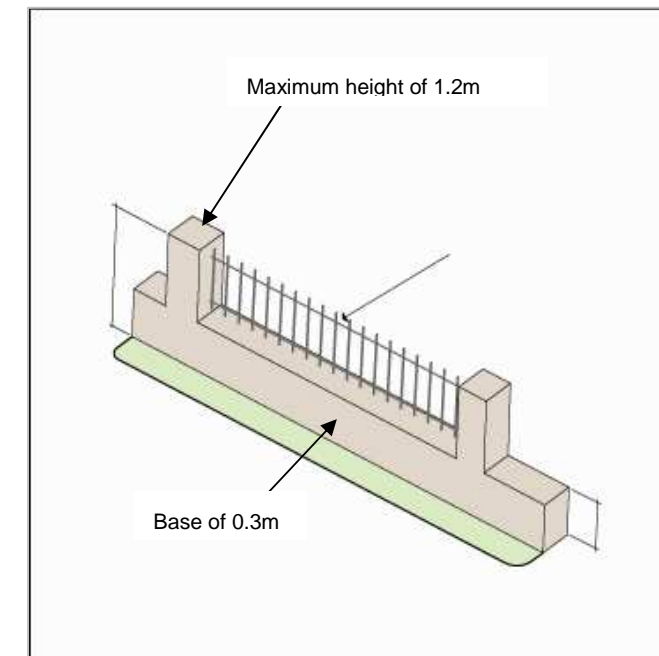
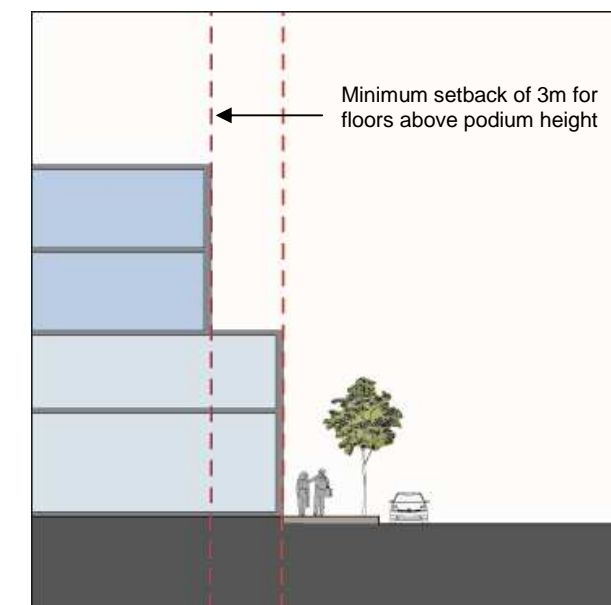


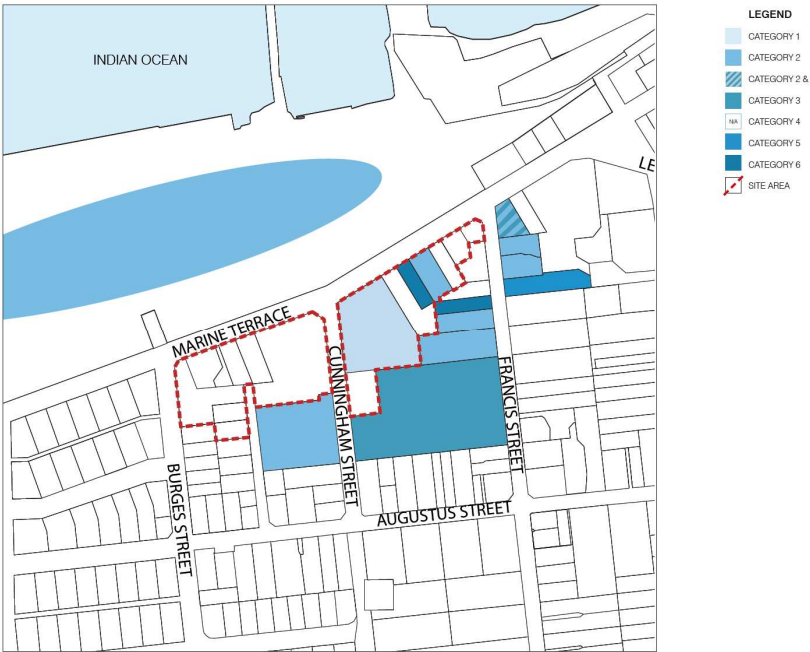




FIGURE 11 – MINIMUM SETBACK FOR FLOORS ABOVE PODIUM HEIGHT



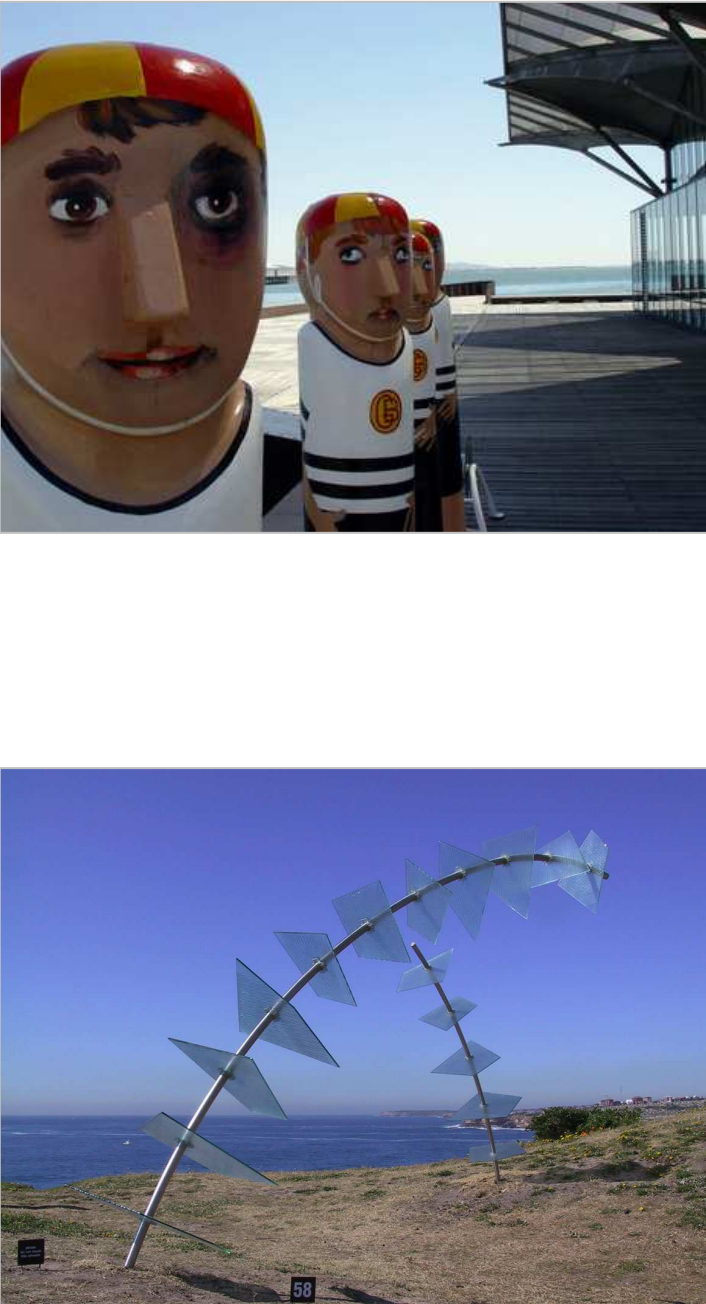
ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
			<p data-bbox="2012 310 2576 338">FIGURE 12 – PRIVACY SCREENING EXAMPLE – LOUVRES</p>  <p data-bbox="2012 1010 2700 1037">FIGURE 13 – PRIVACY SCREENING EXAMPLE – BALCONY SCREENING</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
5. Heritage	<p>(a) To conserve the significant fabric and appearance of heritage listed places.</p> <p>(b) To ensure that any redevelopment or additional development on heritage listed places appropriately responds to the character of the site and its streetscape.</p> <p>(c) To ensure that development in the Precinct does not adversely affect the significance of heritage places.</p> <p>(d) To achieve an appropriate balance of heritage conservation and the realisation of development potential.</p> <p>(e) Heritage considerations are to be acknowledged and reasonably responded to.</p>	<p>(a) Additional development on or adjacent to heritage places should respect the historical character and built form of the original buildings, but should be recognisably different and not mimic or replicate design. Desired development should be designed to respect and compliment the adjacent heritage building with contemporary design which does not dominate, but is sympathetic to, the architectural character of the heritage building.</p> <p>(b) An appropriate setback between heritage buildings and new buildings should be considered having regard to the following matters:</p> <ul style="list-style-type: none"> ▪ The use of open space to provide visual separation. ▪ The use of vegetation to reduce bulk and scale impacts. ▪ To prevent new buildings from immediately towering adjacent heritage buildings. ▪ To provide access to the rear of properties containing front loaded heritage buildings. <p>(c) Where heritage listed buildings/places are being retained, modified or removed, interpretative signage should be provided articulating the significance of the building/place.</p> <p>(d) Consideration should be given to the utilisation of complimentary colours and finishes on new buildings which reflect the original colours and finishes of local heritage places (see Element 7 for additional guidance).</p>	<p>FIGURE 14 – MUNICIPAL HERITAGE LISTINGS IN THE PRECINCT AND SURROUNDING AREA</p>  <p>LEGEND</p> <ul style="list-style-type: none"> ■ CATEGORY 1 ■ CATEGORY 2 ■ CATEGORY 3 ■ CATEGORY 4 ■ CATEGORY 5 ■ CATEGORY 6 ■ SITE AREA
6. Plot ratio	<p>(a) To optimise the complimentary commercial activity and supporting population of the Geraldton City Centre.</p> <p>(b) To incentivise mixed use development incorporating both commercial and residential components.</p> <p>(c) To facilitate a suitable transition between the City Centre and surrounding residential areas.</p> <p>(d) To ensure that development is in keeping with the optimum capacity of its site and local vicinity.</p>	<p>(a) The plot ratio for the Precinct is 2.5:1. The plot ratio may be increased to a maximum of 3:1, provided that at least half of the plot ratio is dedicated to residential use.</p>	

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
7. Façade treatment and building articulation	<p>(a) To provide built form of architectural quality and visual interest.</p> <p>(b) To promote buildings of articulated design and massing, with façades that enhance the streetscape and visual identity of the Precinct.</p> <p>(c) To encourage building designs which respond to environmental conditions and promote energy efficient design principles.</p> <p>(d) To facilitate colours which complement the palate of the Precinct, the marine environment and surrounding areas.</p> <p>(e) To achieve landmark elements on street corners.</p>	<p>(a) Extensive expanses of blank and flat façades facing the public realm must be avoided. Façades facing the public realm should be articulated into separate sections, using steps in the facade, expressed entries, bay windows, balconies, verandahs, pergolas and other architectural elements (see Figure 15).</p> <p>(b) Building façades should be articulated and detailed with an emphasis on horizontal form to create a perception of complimentary bulk and height in proximity to heritage buildings (see Figure 16).</p> <p>(c) Balconies should be predominantly north, east and west facing to provide protection to the building interior from direct summer sunlight.</p> <p>(d) Inset balconies integrated within the front building façade are encouraged. Projecting balconies may be provided to capitalise on views and will be considered having regard to their appearance from the public realm.</p> <p>(e) Rooflines should be of a suitable vernacular, responding to existing roof typologies and elements in the Precinct such as eave overhangs and slopes.</p> <p>(f) Lightweight pergolas, sun screens, privacy screens and planters are permitted on building roofs, provided they do not increase the perceived bulk of the building.</p> <p>(g) Any new development on street corners should reinforce the corner through the incorporation of a landmark element which may include:</p> <ul style="list-style-type: none"> ▪ An element of increased building height; ▪ A distinctive roof form; ▪ A landscaped forecourt; and/or ▪ An element of public art. <p>(h) Each building should generally be comprised of more than one colour on each facade, with variation between principle surfaces and feature elements. Principal colours are preferably light and may include limestone, off-white and cream finishes, reflective of local heritage. Red, brown, terracotta and green tones are encouraged as highlight colours. Highlight colours should constitute no more than 20 percent of the street elevation.</p> <p>(i) All façade materials should be selected to:</p> <ul style="list-style-type: none"> ▪ Achieve simplicity and strength of design; ▪ Avoid busy compositions; ▪ Assist in providing comfortable thermal conditions; and ▪ Avoid high levels of reflectivity. <p>(j) The use of a variety of materials is encouraged, although very shiny surfaces and large expanses of reflective and tinted glass are generally inappropriate to the character of the city because they shut off visual connection between the street and the people in the buildings. Sheer curtain walls other expanses of reflective glass are discouraged.</p>	<p>FIGURE 15 – BUILDING FAÇADE ARTICULATION</p>  <p>FIGURE 16 – BUILDING FAÇADE WITH HORIZONTAL FORM EMPHASIS</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
		<p>(k) Awnings/verandahs are strongly encouraged at ground level, particularly adjacent to corner truncations to contribute to pedestrian flow and comfort and encouraging the interaction between the public and the private realm.</p>	
8. Car parking and access	<p>(a) To provide adequate car parking on-site to cater for the land use proposed, and in the case of residential development, the type, number and size of dwellings.</p> <p>(b) To provide parking in cognisance of the central location of the Precinct in Geraldton, the availability of on-street parking, public transport facilities and bicycle parking.</p> <p>(c) To ensure that the provision of off-street car parking does not detract from the amenity and character of the streetscape.</p> <p>(d) To facilitate safe, convenient and efficient vehicle access, egress and circulation.</p>	<p>(a) All parking and access facilities are to be provided in accordance with Table 3 of the Scheme and, where relevant, in accordance with the R-Codes.</p> <p>(b) Reductions in the required car parking may be considered where:</p> <ul style="list-style-type: none"> ▪ It can be demonstrated that the nature of the development or land use would not necessitate the required amount of car parking. ▪ A Green Travel Plan being provided in accordance with the City's "Green Travel Plan" local planning policy which also includes the provision of "end of trip" facilities within the development. <p>(c) All on-site car parking facilities should be located at the rear or side of the building alignment and should not be located so as to face the street boundary. Departures from this requirement can be considered in the instance of visitor or drop-off bays.</p> <p>(d) Basement, semi-basement or undercroft car parking areas are encouraged.</p> <p>(e) Car parking areas should be adequately screened to minimise the visual impact on the adjoining properties and public realm.</p> <p>(f) Vehicle access onto Marine Terrace should be limited, where required, to one single entry point per lot and should be designed and located to minimise the need for street tree removal or relocation, ensure minimal visual impact on the street and to maximise pedestrian safety.</p>	
9. Pedestrian access	<p>(a) To facilitate safe, accessible, convenient and efficient pedestrian access throughout the precinct, and to and within specific sites.</p> <p>(b) To promote development which is well connected to the street and contributes to the accessibility of the public domain.</p> <p>(c) To provide for the needs of people with disabilities.</p>	<p>(a) Building entrances for pedestrians are to be designed as a clear and identifiable element.</p> <p>(b) All developments should have principal pedestrian access from Marine Terrace (where applicable).</p> <p>(c) Within mixed-use developments, separate entries should be provided for residential and commercial components, in which instance, access to the residential component(s) should not occupy more than 20 percent of the ground floor frontage.</p> <p>(d) Pedestrian access should be provided from any on-site parking areas to the relevant building entrance.</p> <p>(e) Ground floor residences should be accessible from the street where possible.</p>	

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
		<p>(f) Safe and accessible routes to public and semi-public areas of the development including entries, lobbies, communal open space, site facilities and car parks are to be provided. This can be achieved through the provision of lighting, clear lines of site, and other available casual surveillance.</p> <p>(g) Appropriate protection measures to separate pedestrians from cars.</p>	
10. Landscaping	<p>(a) To provide an attractive setting for the development.</p> <p>(b) To improve the microclimate and solar performance with the development.</p> <p>(c) To improve storm water quality and reduce quantity.</p> <p>(d) Landscape design is to be in scale with built form and be cognisant of the surrounding streetscape character.</p>	<p>(a) A landscape plan shall be prepared to demonstrate the manner in which external areas of the site will be finished with hard and soft landscaping.</p> <p>(b) Landscaping should be provided for a minimum of 10 percent of the site area.</p> <p>(c) Where possible and practical, existing significant vegetation should be retained and incorporated within the development design. In this regard, all applications for planning approval or subdivision shall detail the location, type and height of all existing trees over 4.5 meters in height, pursuant to Clause 5.10.1 of the Scheme.</p> <p>(d) Deep soil planting areas should be incorporated into landscape design where possible and practical to provide for larger trees.</p> <p>(e) Any street trees, especially the Norfolk Pines, are to be retained.</p> <p>(f) Where possible and practical, Norfolk Pines should be included as part of on-site or street verge landscaping to provide for shade and screening.</p> <p>(g) Development design should take into account the provision of shade. In this regard, vegetation can be utilised to reduce heat loads through the shading of walls.</p> <p>(h) Deciduous trees are encouraged to be planted on the east and west sides of a development to block summer sun and facilitate low-angle solar access in winter months.</p> <p>(i) Landscaping should be designed using water sensitive principles by:</p> <ul style="list-style-type: none"> ▪ Including local native plants with low water demand. ▪ Using plants suited to a coastal environment. ▪ The application of mulch to a maximum thickness of 50mm. ▪ The provision of low flow and trickle irrigation systems. ▪ Facilitating stormwater infiltration through the use of permeable surfaces. 	

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
<p>11. Public Art and Design</p>	<p>(a) To contribute toward the social and cultural development and civic pride of Geraldton and its liveability and vibrancy.</p> <p>(b) To acknowledge precinct-based, local and regional history.</p> <p>(c) To improve the amenity of the precinct and the aesthetic quality of development.</p>	<p>(a) Public art shall be provided in accordance with the City of Geraldton-Greenough Public Art Guidelines.</p> <p>(b) Public art could be either incorporated into the development design, be located within nearby public lands (subject to appropriate approvals) or a contribution could be made to the City for the provision of public art.</p> <p>(c) Public art themes relevant to the Precinct could include:</p> <ul style="list-style-type: none"> ▪ Maritime. ▪ Port. ▪ Beach. ▪ Local streetscape/vegetation. ▪ Local heritage places (see Figure 17). 	<p>FIGURE 17 – PUBLIC ART THEME EXAMPLES</p> 

ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
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ELEMENT	OBJECTIVES	GUIDELINES	EXPLANATORY FIGURES
12. Residential Design Codes of Western Australia	<p>(a) To ensure that residential development and mixed-use development has regard to the objectives and intent of the R-Codes.</p> <p>(b) To encourage residential land uses within the Precinct through the application of the multiple dwelling provisions of the R-Codes.</p> <p>(c) To encourage residential land uses to increase the catchment of the Geraldton City Centre, provide for after hours activity and surveillance and capitalise on the foreshore location of the Precinct.</p>	<p>(a) Multiple dwellings are to accord with the R-AC 1 provisions of the R-Codes.</p> <p>(b) Single and grouped dwellings are to accord with the R60 provisions of the R-Codes.</p> <p>(c) Where there is any inconsistency between these guidelines and the R-Codes, the design guidelines prevail.</p>	
13. Additional Criteria for Height Bonuses (Development above the Podium Height up to 16m (4 storeys))	<p>(a) To offer market incentives for actions which contribute to achieving other objectives of these design guidelines.</p> <p>(b) To ensure that adequate development opportunities exist to meet the floor space demands of various activities, and to ensure their efficient arrangement.</p> <p>(c) To achieve design standards of a very high order.</p>	<p>(a) Maximises the opportunity for views from surrounding properties, allows for view vistas through the development and does not impede views of significance from other locations.</p> <p>(b) Development that, in the opinion of the City, would not have a significant adverse effect on an adjoining property or a property in the general locality.</p> <p>(c) Provides for land use in accordance with Section 1.</p> <p>(d) Achieves a minimum 4 Star NABERS rating and a +20% improvement on the BCA part J compliance standards as determined by compliance method JV3.</p> <p>(e) Incorporates mature and water sensitive plantings for landscaped areas.</p> <p>(f) Has a minimum site area of 1,000m².</p> <p>(g) The development shall provide a significant contribution to the streetscape and assist in creating an environment that contributes to a socially vibrant street network and safer walking and cycling. This may include the provision of shade trees, attractive landscaping including hard and soft treatments, public art, amenable façade designs, pedestrian and cycle facilities and eaves/awnings.</p> <p>(h) Provides adequate 'end of trip' facilities such as bike racks, showers and lockers for staff.</p> <p>(i) Provides a quality façade and intensity of activity at street level to a pedestrian link.</p> <p>(j) Exceeds the car parking provisions required within the Scheme, however regard will also be given to the size, scale and nature of the development, as well as the location of the site in proximity to the City Centre and its facilities and amenities and public transport facilities.</p> <p>(k) Provision of public art within a public space to a value of 1% of the estimated total project cost for the development, with a minimum of \$5,000.</p>	

