

# Schedule of Amendments to Claremont Town Centre Precinct Structure Plan – Amendment No. 1

YOUR COMMUNITY—YOUR SAY



## 1. Modify Clause 3.3 Exercise of Discretion

Modify Clause 3.3.1 as underlined below:

3.3.1 Where discretion is to be exercised under this PSP in relation to development requirements, due regard must be had to:

- The relevant provisions of the Scheme; and
- The relevant character area statement and key attributes in this PSP;
- The objectives in this PSP relating to the particular aspect of the application for which the discretion is sought; and
- Enhancing the design quality of the building.

Insert Clause 3.3.2 as follows:

3.3.2 'Landmark' and 'Gateway' Site Variations

Section 5.3.2 of the PSP provides for the exercise of discretion for variations to the height and plot ratio requirements for the 'Landmark' and 'Gateway' sites identified on Plan 1 and Plan 3. Section 5.3.2 of the PSP sets out circumstances under which additional height and/or plot ratio above the permitted maximum building height may be approved and the limits to the amount of additional development potential which may be approved.

## 2. Insert the following in 5.3.1.1 Building Height

Development Controls:

- c. Additional building height of 2 or 4 storeys above the maximum height requirements for 'Gateway' and 'Landmark' sites (respectively) are specified on Plan 1 and Plan 3. The additional building height is available where a proposal meets the bonus development criteria outlined in Section 5.3.2.

- d. In accordance with Part 2.8 of the Residential Design Codes (Volume 2), no height development incentives are permitted for community benefits within the PSP.

## 3. Insert the following in 5.3.1.2 Plot Ratio

Development Controls

- b. The maximum plot ratio requirement may be increased by 0.5 for 'Gateway' sites fronting Stirling Highway, 0.75 for 'Gateway' sites fronting Gugerri Street and 1.0 for 'Landmark' sites fronting Stirling Highway specified on Plan 1 and Plan 3. The additional plot ratio is available where a proposal meets the bonus development criteria outlined in Section 5.3.2.
- c. In accordance with Part 2.8 of the Residential Design Codes (Volume 2), no plot ratio development incentives are permitted for community benefits within the PSP.

## 4. Modify 5.3.2 Development Bonuses for Landmark and Gateway Sites Development Controls

Remove existing part a) and replace with the following:

- a) The additional building height and/or plot ratio specified in Sections 5.3.1.1 and 5.3.1.2 for identified 'Landmark' and 'Gateway' are available where the development achieves higher quality design criteria than provided for under the Acceptable Outcomes of the Residential Design Codes Volume 2 – Apartments.

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- b) Development on 'Landmark' sites, which provide at least four of the following criteria, and 'Gateway' sites, which provide at least two of the following criteria, are considered to achieve a higher quality design criteria standard and qualify for the additional building height and/or plot ratio under 5.3.1.1 and 5.3.1.2:
  - i. Clause 3.3 Tree canopy and deep soil areas A3.3.4 – Deep soil areas are provided at double the minimum area and minimum requirement for trees as required under Table 3.3a;
  - ii. Clause 3.4 Communal open space A3.4.1 – Developments include double the communal open space area requirements under Table 3.4;
  - iii. Clause 3.9 Car and bicycle parking – Proposed New A0 A3.9.11 – Provision of electric vehicle charging points for 20% of both resident and visitor parking bays and provision of an electrical supply channelling in the floor and car park distribution board to allow for future capacity to supply electric vehicle charging points to at least one parking bay of all residential tenancy parking allocations in the development.
  - iv. Clause 4.2 Natural ventilation A4.2.2(a) – A minimum of 70 percent of dwellings are, or are capable of, being naturally ventilated;
  - v. Clause 4.4 Private open space and balconies A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with one and a half times the dimensions and areas as provided for under Table 4.4, and no screened/unscreened air conditioning unit may blow directly on to the main usable open space area or balcony;
  - vi. Clause 4.6 Storage A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area which is double the storage area requirement provided under Table 4.6. This can be located either internally or externally to the dwelling;
  - vii. Clause 4.15 Energy efficiency – A4.15.1
    - Incorporating solar panels on the roof and battery packs in the development to run communal lighting and power supplies to communal areas and vehicle charging points and at least one other significant energy efficiency initiatives within the development that exceeds the minimum practice (refer Design Guidance); or
    - All dwellings exceed the minimum NATHERS requirement for apartments by 1 star.

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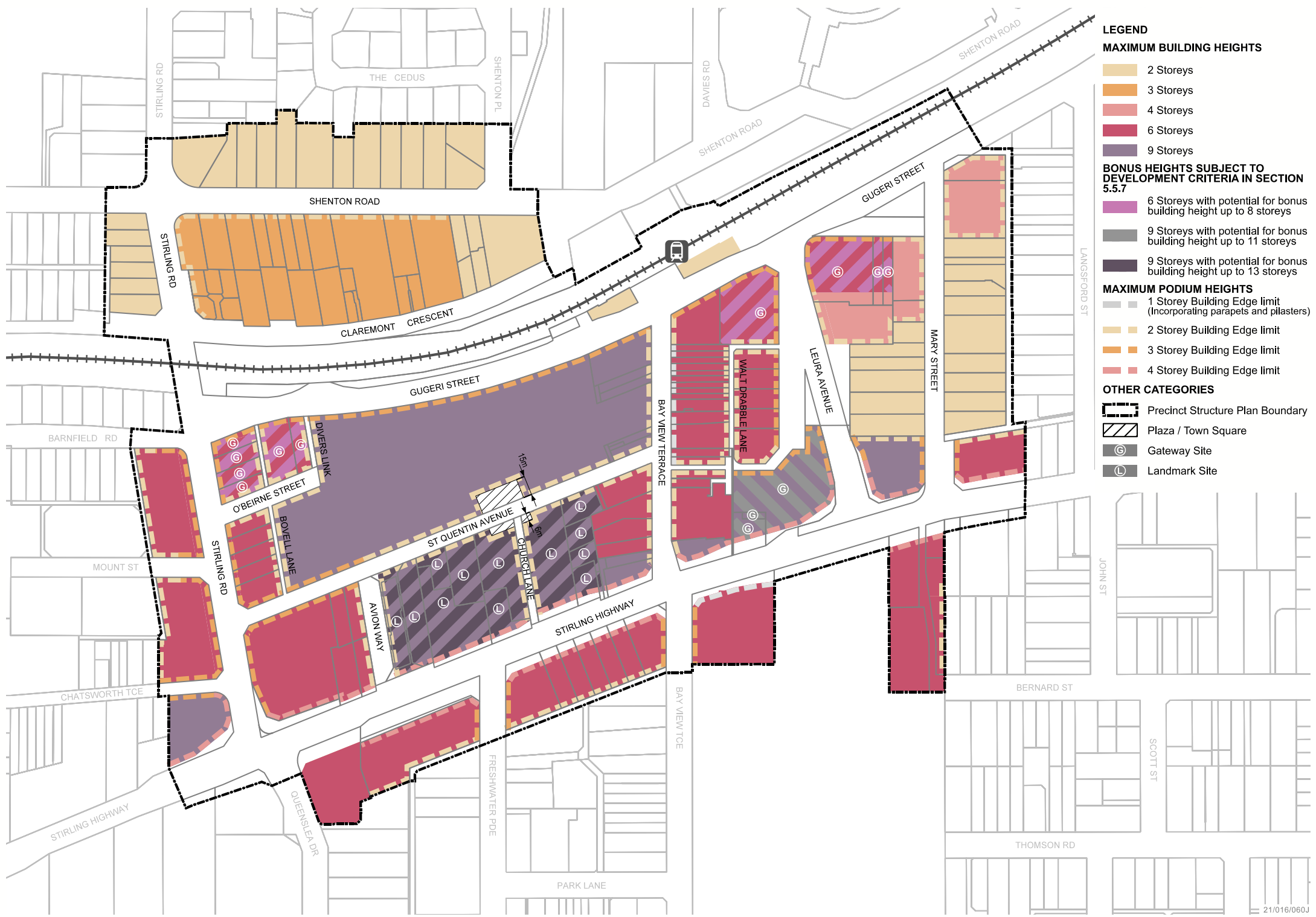
## 5. Modify Plan 3

Modify Plan 3 to show the increased development heights for 'Gateway' sites (2 storeys) and 'Landmark' sites (4 storeys) – see attached.

## 6. Associated Modifications to Part 2

A number of associated modifications to the Explanatory Section contained in Part 2 are included as follows:

- a) 4.3.3 Area 3: Quarter – include additional dot point under Key Attributes:  
Provide development bonus for 'Gateway' Sites based on development achieving higher quality design standards.
- b) 4.3.4 Area 4: Core – include additional dot point under Key Attributes:  
Provide development bonus for centralised 'Landmark' Sites based on development achieving higher quality design standards.
- c) Figure 26 – Area 4: Core cross section to reflect the bonus height incentives for 'Landmark' Sites under 5.3.2 and four additional storeys (in grey) on southern side of St Quentin Avenue.
- d) 4.3.3 Area 5: Leura – include additional dot point under Key Attributes:  
Provide development bonus for 'Gateway' Sites based on development achieving higher quality design standards.
- e) Figure 32 – Area 5: Leura cross section to reflect the bonus height incentives for 'Gateway' Sites under 5.3.2 and two additional storeys (in grey) on western and eastern sides of Leura Avenue at the intersection with Gugeri Street.
- f) Figure 36 – Area 7: Stirling Highway cross section to reflect the bonus height incentives for 'Landmark' Sites under 5.3.2 and four additional storeys (in grey) on northern side of Stirling Highway.
- g) Town Centre Capacity Analysis calculations modifications:  
Table 22 Estimated New Dwellings 2021 – 2051: Increase from 1,050 to 1,375 (Conservative) and 1,450 to 1,893 (Moderate); and Total Dwellings at 2051: Increase from 1,178 to 1,503 (Conservative) and from 1,578 to 2021 (Moderate)  
Table 23 Change Scenario Progressive to Moderate; Estimated New Dwellings 2021 – 2051: Increase from 1,421 to 1,746 (Conservative) and 1,924 to 2,367 (Moderate); Total Dwellings at 2051: Increase from 3,521 to 3,846 (Conservative) and 4,024 to 4,467 (Moderate); and Dwellings/Hectare Estimate: Increase from 43 to 47.13 (Conservative) to 54.74 (Moderate).
- h) Figure 46 Legend to remove:  
Investigate appropriate building envelope controls to provide appropriate locations of building height and massing – suggested heights for testing are identified.  
And replace with:  
Potential for greater than 6 storey building height subject to addressing bonus height development controls under Part 1 Section 5.3.2.
- i) 7.3.1 Building Height / Plot Ratio to include the following paragraph:  
Subject to development on 'Gateway' and 'Landmark' Sites achieving higher quality design standards, limited additional height and plot ratio bonuses may be achieved.



- LEGEND**
- MAXIMUM BUILDING HEIGHTS**
- 2 Storeys
  - 3 Storeys
  - 4 Storeys
  - 6 Storeys
  - 9 Storeys
- BONUS HEIGHTS SUBJECT TO DEVELOPMENT CRITERIA IN SECTION 5.5.7**
- 6 Storeys with potential for bonus building height up to 8 storeys
  - 9 Storeys with potential for bonus building height up to 11 storeys
  - 9 Storeys with potential for bonus building height up to 13 storeys
- MAXIMUM PODIUM HEIGHTS**
- 1 Storey Building Edge limit (Incorporating parapets and pilasters)
  - 2 Storey Building Edge limit
  - 3 Storey Building Edge limit
  - 4 Storey Building Edge limit
- OTHER CATEGORIES**
- Precinct Structure Plan Boundary
  - Plaza / Town Square
  - G Gateway Site
  - L Landmark Site