



Agenda Briefing Forum

17/08/2021

Item 6.1 (12.1) refers

Tabled Attachment 1

Lot 1010 (9) Hawksburn Road, Rivervale Presentation

Creating opportunities

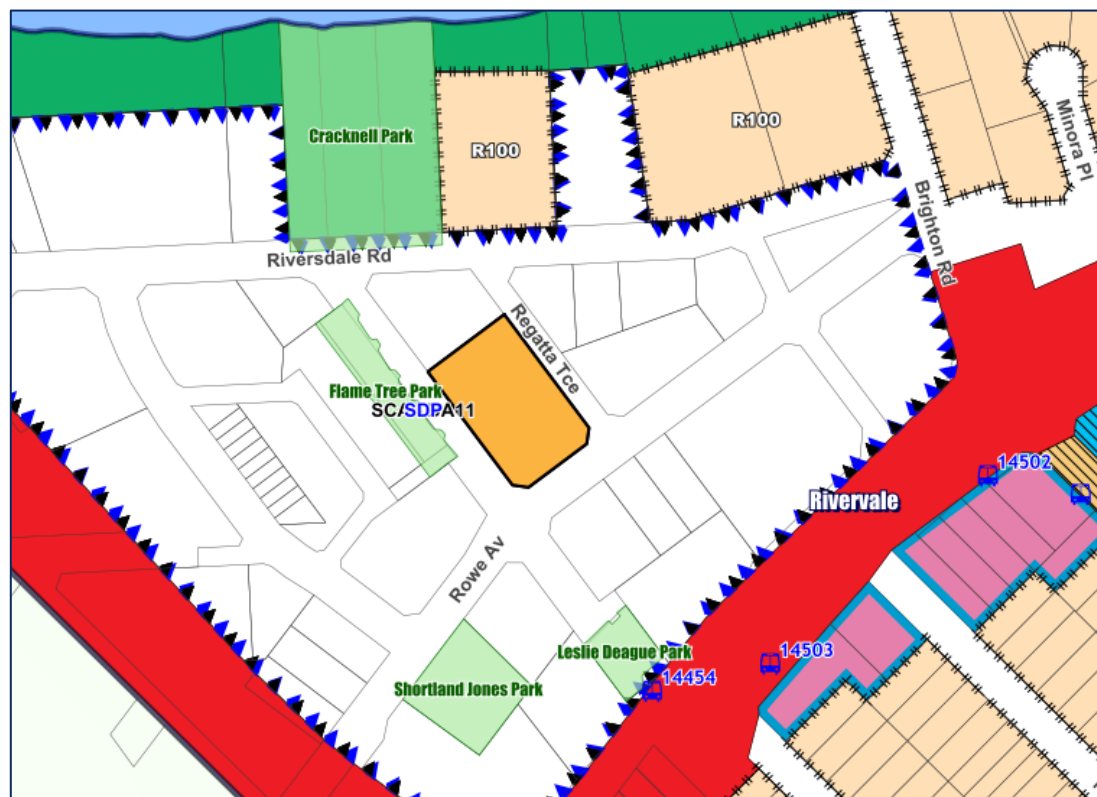


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Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings



LEGEND

METROPOLITAN REGION SCHEME RESERVES

	PARKS AND RECREATION
	PUBLIC PURPOSES -
	DENOTED AS: COMMONWEALTH GOVERNMENT HIGH SCHOOL
	RAILWAYS
	WATERWAYS
	OTHER REGIONAL ROADS
	PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

	CIVIC AND CULTURAL -
	DENOTED AS: CIVIC AND COMMUNITY CENTRE
	PARKS AND RECREATION -
	DENOTED AS: WATER SUPPLY SEWERAGE AND DRAINAGE
	PUBLIC PURPOSES -
	DENOTED AS: AMBULANCE DEPOT CIVIL DEFENCE PRIMARY SCHOOL TELSTRA WATER AUTHORITY OF WA WESTERN POWER TRANSPORT DEPOT
	LOCAL ROADS
	MAJOR DISTRIBUTION ROAD

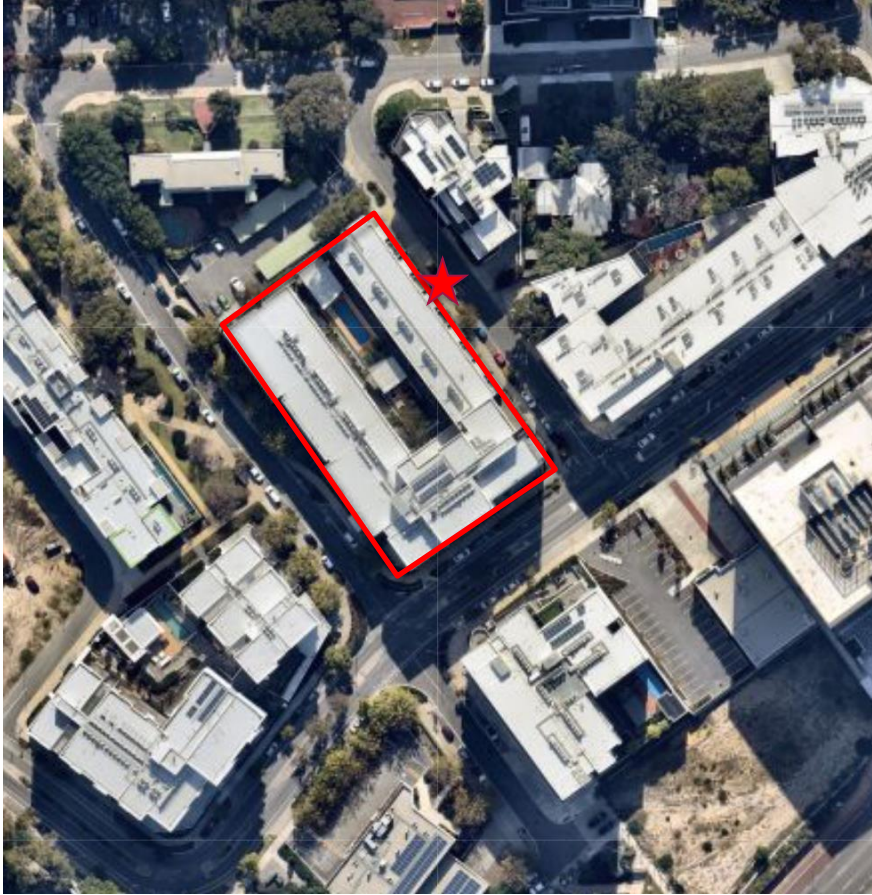
LOCAL SCHEME ZONES

	COMMERCIAL
	INDUSTRIAL
	MIXED BUSINESS
	MIXED USE
	PLACE OF PUBLIC ASSEMBLY -
	DENOTED AS: CLUB CHILD DAY CENTRE PRIVATE SCHOOL PRE-SCHOOL CENTRE RACECOURSE PLACE OF PUBLIC WORSHIP
	RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
	RESIDENTIAL AND STABLES
	SERVICE STATION
	TOWN CENTRE

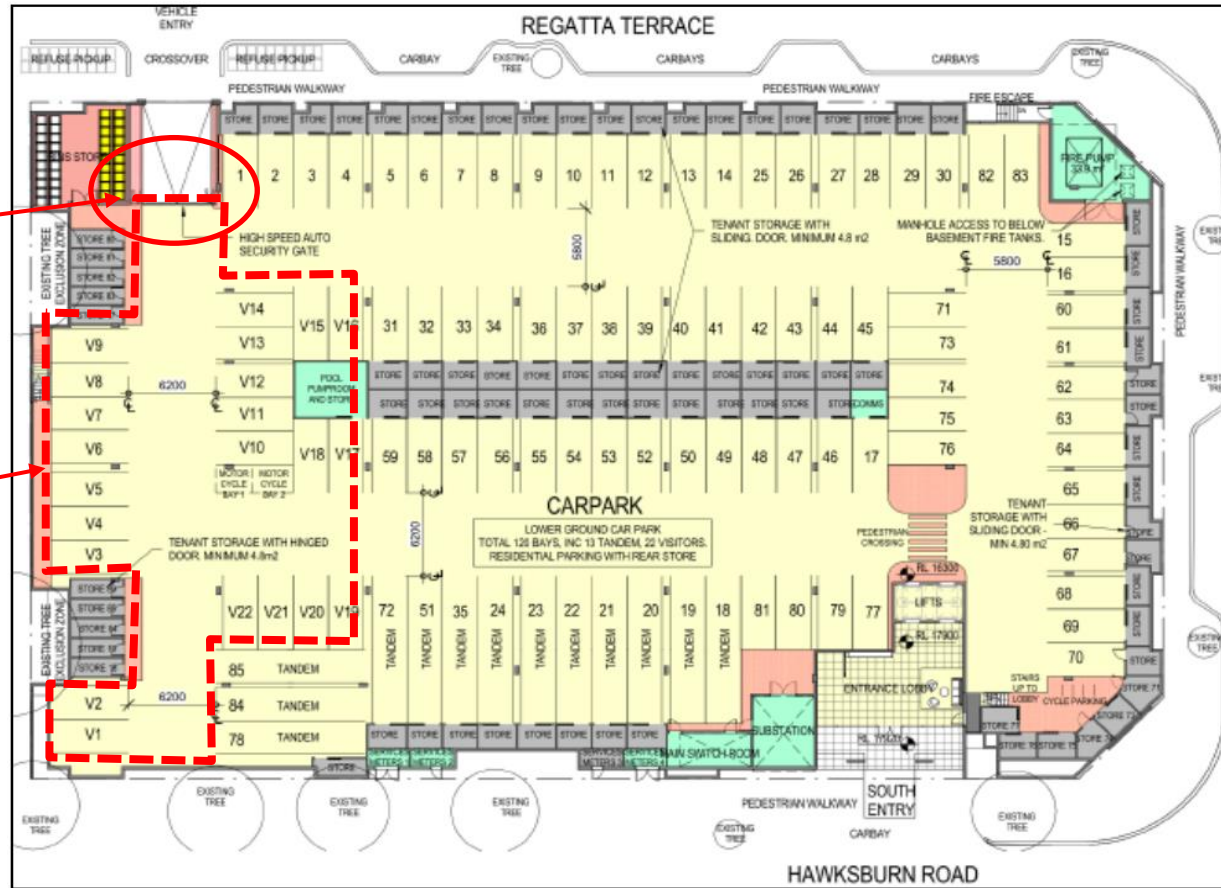
Aerial of Subject Site



Current DA



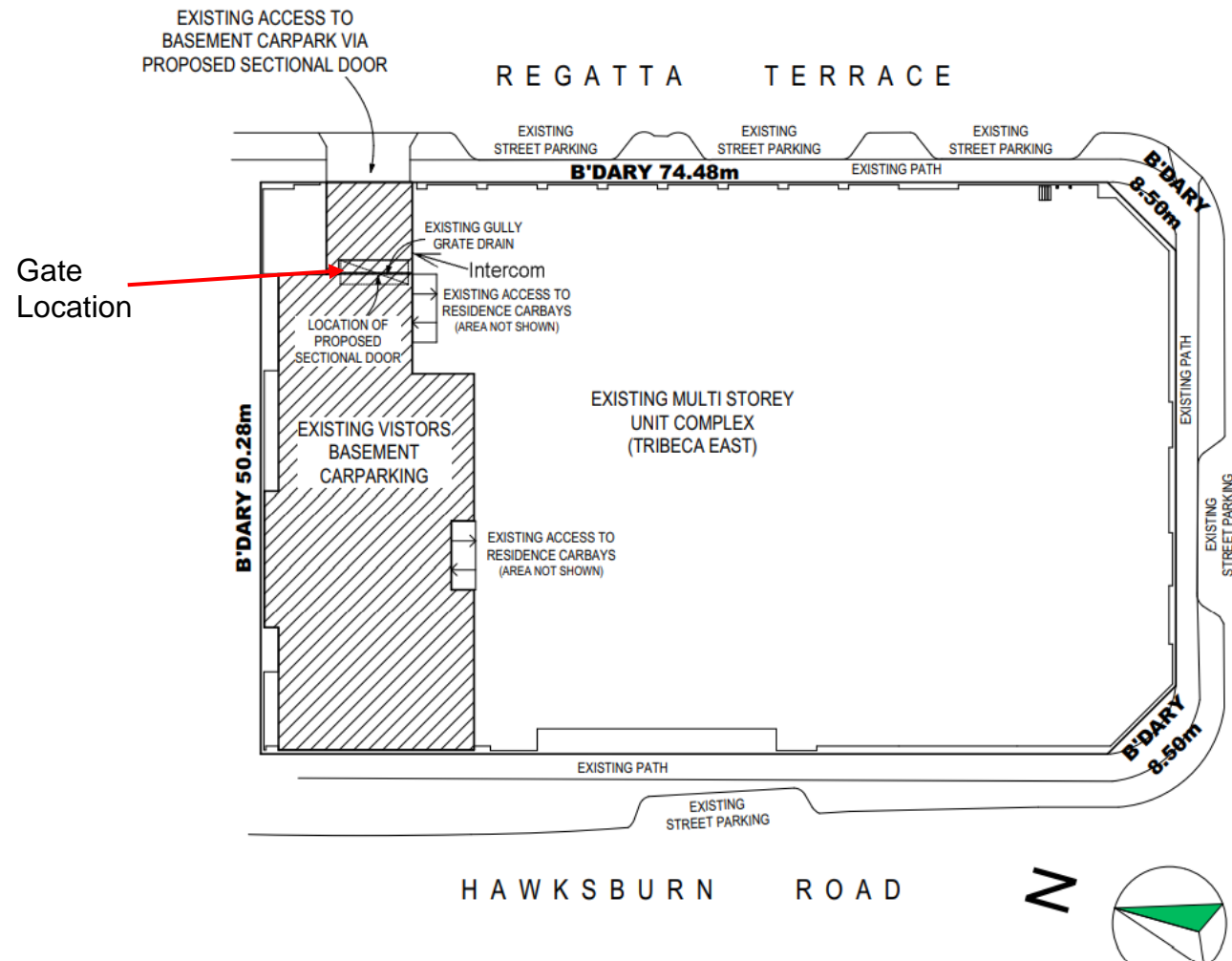
Current DA



Proposed gate location

Visitor bay area dashed

Extract of Site Plan Showing Location of Gate



R-Codes

- R-Codes is the applicable assessment tool
- Volume two of the R-Codes was introduced in 2019
- R Codes sets out numerous Element Objectives
- Two ways to meet these objectives – Acceptable Outcomes or Design Guidance
- This volume does reference security gates in the Design Guidance

R-Codes

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives:

- **3.8.1** Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.
- **3.8.2** Vehicle access points are designed and located to reduce visual impact on the **streetscape**.
- **3.9.1** Parking and facilities are provided for cyclists and other modes of transport.
- **3.9.2** Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.
- **3.9.3** Car parking is designed to be safe and **accessible**.
- **3.9.4** The design and location of car parking minimises negative visual and environmental impacts on **amenity** and the **streetscape**.

DESIGN GUIDANCE

Potential alternative solutions to satisfy the Element Objectives will be considered on a performance basis.

- DG 3.8.3** Visitor bays are readily accessed from the primary vehicle entry. Where located inside security gates, provide intercom controls to facilitate visitor access.

Conclusion

- The gate has been requested due to security issues and unauthorised parking
- R Codes has changed since the original development
- Element Objectives now has a Design Guidance for security gates
- Considered that the proposal meets the Design Guidance of the R-Codes
- Officers recommend approval subject to conditions