

Maylands Activity Centre Zone

How will this affect me?

Generally speaking, the Maylands Activity Centre Zone provides more development potential on each lot and a wider range of potential land uses. The zone will facilitate a vibrant, desirable and safe place to live, work and socialise.

In return, developers will be required to build high quality development to enhance the character of the area.

Background

Council endorsed the Maylands Activity Centre Urban Design Framework (UDF) in December 2009 following widespread community consultation. The UDF provides strategic direction for the future of the Maylands town centre.

The town centre previously had a mix of zonings that have been in place for many years.

The City of Bayswater has rezoned the town centre to "Maylands Activity Centre Zone". The rezoning was Gazetted on 14 December 2011. The rezoning was the major step to implement the recommendations of the UDF.

Each lot in the area is zoned 'Maylands Activity Centre Zone' and has been assigned to a Special Control area in the Town Planning Scheme.

The Maylands Activity Centre Zone outlines the broad development and land use requirements for the area.

The Special Control Areas outline a vision for each precinct and provide detailed development requirements such as minimum and maximum building heights, setbacks and other development standards.

The Special Control Areas have been designed specifically for each precinct. This will allow the centre to develop as a collection of unique 'places' within a common strategic framework.

Documents

The Maylands Urban Design Framework and updated Town Planning Scheme No. 24 are available on the City's website at www.bayswater.wa.gov.au.

Opportunities

The City welcomes the chance to discuss redevelopment opportunities.

Further Information or Questions

Please call the City's Strategic Planning Department on (08) 9272 0622 or visit the website at www.bayswater.wa.gov.au.

Disclaimer

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The Maylands Activity Centre Zone generally comprises the area within a 400 metre radius of the Maylands Train Station, with the exception of the existing residential area west of the train line. The study area has been divided into precincts or 'Special Control Areas'.

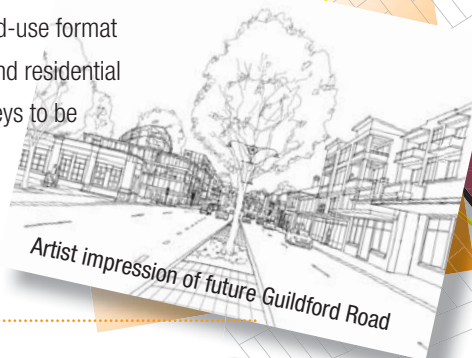
Precincts

Precinct 1 - Main Street

- Theme** Vibrant, mixed use 'Main Street'
- Uses** Shops, restaurants, cafes with residential above
- Form** Two storey along the street in the traditional style. Other storeys to be setback further from the street
- Height** 6 storey maximum

Precinct 2 - Guildford Road

- Theme** High quality commercial and residential in a mixed-use format
- Uses** Larger format retail uses, local services, offices and residential
- Form** Two to three storeys along the street. Upper storeys to be setback from lot boundaries
- Height** 8 storey maximum

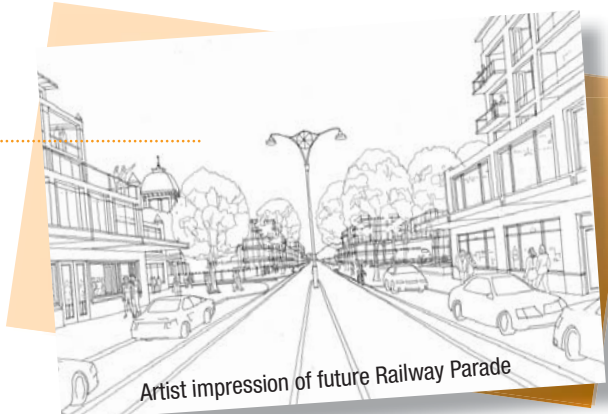


Precinct 3 - Town Centre Expansion

- Theme** Provides for the town centre to expand over time
- Uses** Residential, home based businesses, small offices and consultancies
- Form** Three storeys along the street. Other storeys to be setback from the street
- Height** 5 storey maximum

Precinct 4 - Character Residential

- Theme** Character residential area
- Uses** Residential with a focus on character and style
- Form** Two storeys with any third storey to be setback 10 m from front and rear boundaries
- Height** 3 storey maximum



Precinct 5 - Ross's Site

- Theme** Major development site
- Uses** Largely residential with minor retail and office uses on the ground floor
- Form** Two to three storeys along the street. Upper storeys to be setback from lot boundaries
- Height** 8 storey maximum

* Precinct 6 - The Civic Precinct also has development standards

