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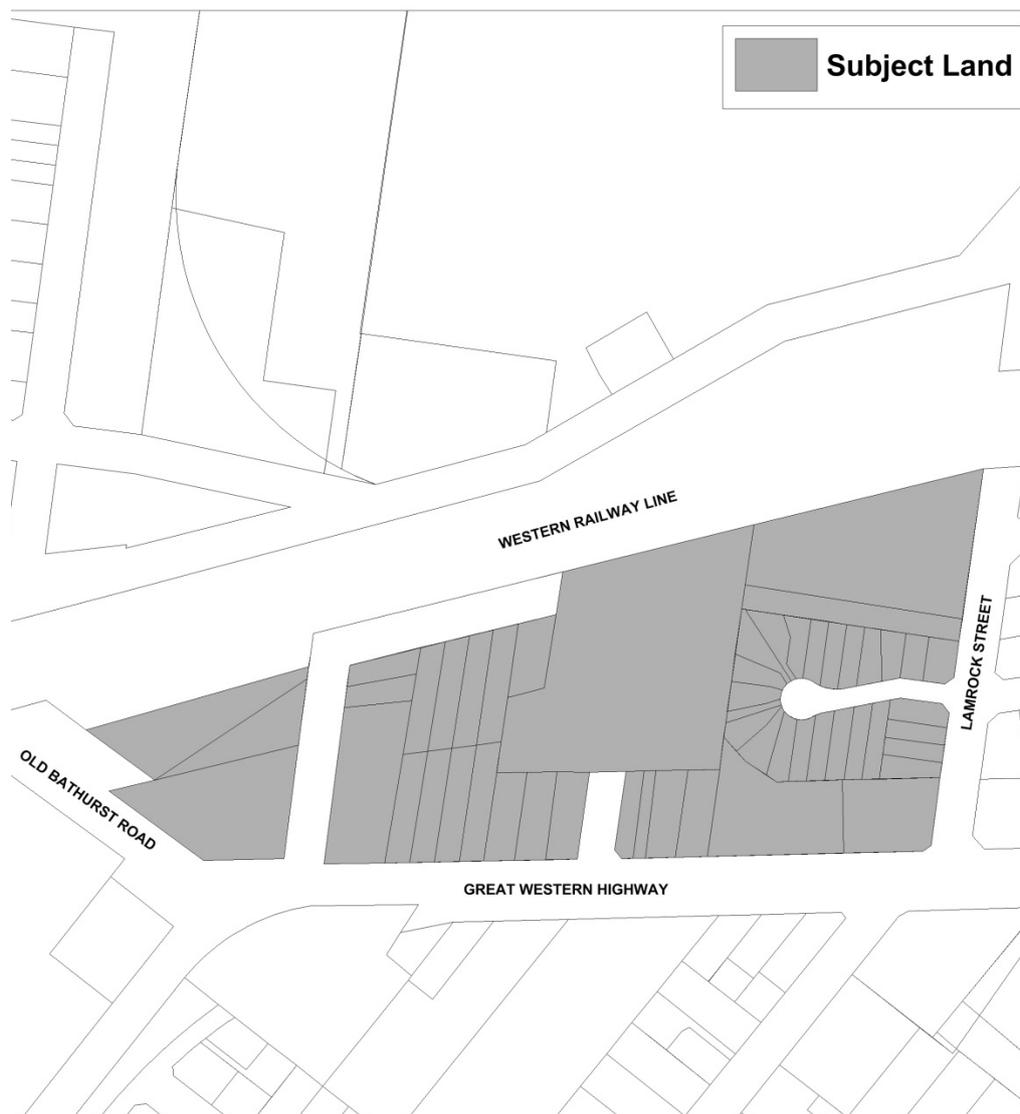
# Part A – Emu Plains Commercial Area

## 5.1 Introduction

### 5.1.1 Land to which this Part applies

This section applies to land at Emu Plains, bounded by Old Bathurst Road, the Great Western Highway, Lamrock Street and the Western Railway line as shown in Figure E5.1.

Figure E5.1: Land to which this Part applies



### **5.1.2 Aims of this Part**

- a) To provide urban design guidelines for commercial and residential development within the area;
- b) To reflect current traffic management conditions and to guide future traffic management and parking within the area;
- c) To ensure the enhancement of pedestrian access within the area and between surrounding areas; and
- d) To ensure the physical enhancement of the area through the provision of landscaping, street tree planting and good quality urban design.

## **5.2 Controls**

### **5.2.1 Commercial Development**

- 1) To enhance the landscape character of the area, street tree planting of advanced trees shall be provided:
  - a) along the street frontages of land in conjunction with any new development on that land. The street trees are to be consistent with Council's street planting requirements for the area; and
  - b) along the frontage of land to Council's car parking area in conjunction with any new development on that land.
- 2) Land fronting the Great Western Highway, and located between the existing shops and Lamrock Street, has potential for commercial development consistent with the land use zone. As such, development proposals on this land shall be designed:
  - a) to take account of the amenity of any adjacent residential development by providing:
    - i) Attractive external design and site planning to maintain residential privacy and minimise noise generation; and
    - ii) Buildings/s of maximum two storeys in height and designed to complement the existing one – and two- storey residential mix in the surrounding area.
  - b) to provide a staggered building setback which provides a visual link between the existing buildings adjacent to the land.

### **5.2.2 Traffic Management**

- 1) Vehicular access to the precinct is provided via:
  - a) Station Street (left in, left out); and
  - b) Billington Place (signalised intersection); and
  - c) Lamrock Street (limited only to development fronting Lamrock Street, with no direct vehicular connection between Lamrock Street and Railway Row South).
- 2) All new development within the precinct shall be designed to provide satisfactory service vehicle access in accordance with the Plan.
- 3) All new development within the precinct shall contribute towards the cost of traffic management and pedestrian facilities identified within the Plan.

### **5.2.3 Parking**

- 1) Development within the precinct shall provide on-site car parking in accordance with the parking section of this plan.

### **5.2.4 Residential Development**

- 1) To enhance the landscape character of the area street tree planting of advanced trees shall be provided:
  - a) Along the street frontages of land in conjunction with any new development on that land. The street trees are to be consistent with Council's street planting requirements for the area; and
  - b) Along the frontage of land to Council's car parking area in conjunction with any new development on that land.
- 2) Development proposals for land adjacent to the western side of Lamrock Street which has potential for residential development shall incorporate:
  - a) measures to minimise the impact of noise on residents from the Western Railway line and Great Western Highway through appropriate design features, the use of suitable external materials, landscaping and site design;
  - b) dwellings of a scale and character which complement those existing in the surrounding area;
  - c) high-quality fencing of a scale, design and materials which does not present long, unbroken expanses to public view (e.g. lapped-and-capped paling fence, or masonry construction, with spacing for tree and shrub planting);
  - d) landscaping which complements the character of the area, and enhances both the amenity of the residents and views from public places. Landscaping must be implemented to provide privacy and shade for the residents.

### **5.2.5 Pedestrian Access**

- 1) To enhance pedestrian access within the area and between surrounding areas foot paving shall be provided along the street frontages of land in conjunction with any new development on that land.
- 2) Foot paving treatment shall be consistent with Council's foot paving requirements for the area.