



EGLINTON LOCAL CENTRE | LOCAL DEVELOPMENT PLAN

VISION "A high-quality, main street based Centre, with a shared space philosophy that prioritises pedestrian movement"

BUILT FORM AND SCALE



Urban character is reinforced by buildings framing the street (predominantly nil setbacks complemented by shop-front design principles) punctuated by small civic spaces at key points.

FUNCTIONALITY AND BUILD QUALITY



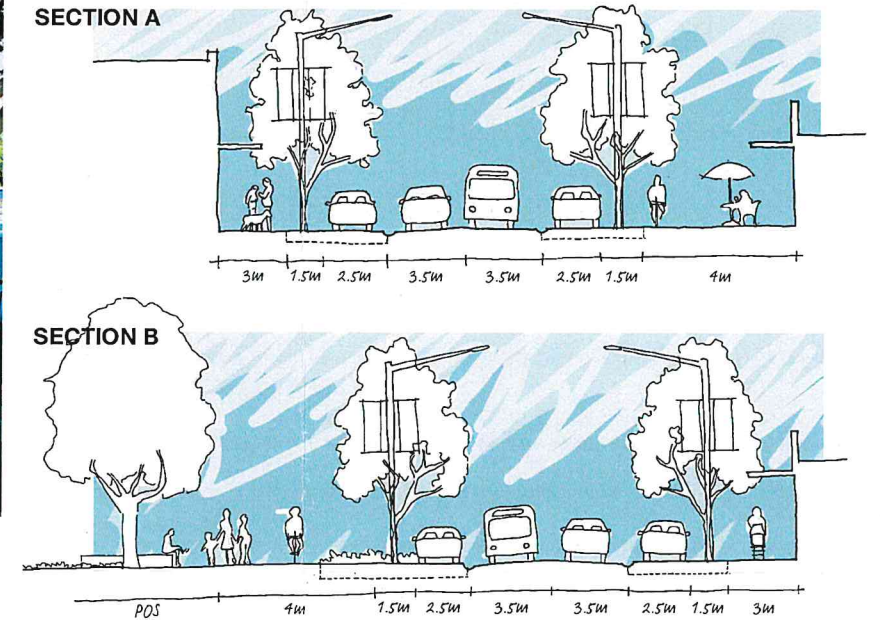
Design controls for the future supermarket reflect best-of-field local precedent such as Harvest Lakes (Atwell) and Vasse Estate (Busselton) to ensure delivery is in keeping with the agreed vision for the Centre.

COMFORTABLE SPACES



Improved pedestrian experience via continuous tree canopy cover along Aduro Street and mandatory awnings along building elevations.

PRECEDENT - BELL STREET, SEATTLE



ACCESSIBILITY FOR ALL AGES



High quality pedestrian access for all ages is a key element of the Centre, with a focus on both physical and behavioural design treatments to limit vehicle speeds.

COMMUNITY HEART

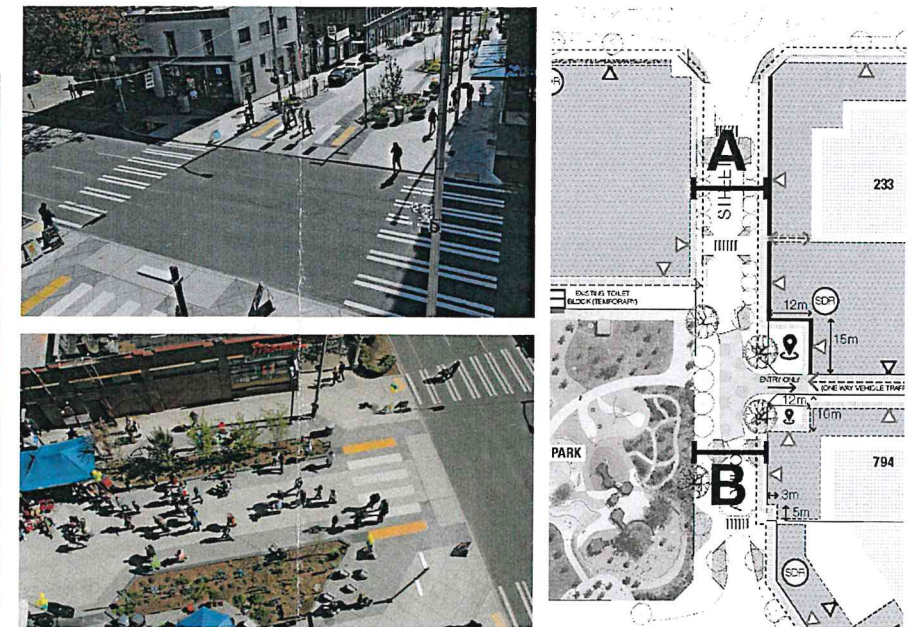


A focal point at the key pedestrian movement axis with Glow Street will provide a distinct heart to the Centre.

PEDESTRIAN PRIORITY



Strategically located raised treatments, as well as flush kerbing and "urban" bio swales that introduce subtle elements of 'friction' that help to moderate vehicle speeds,



Aduro Street is proposed as a series of public rooms, comprising the northern 'retail' section, a transitional shared space aligning with Glow Street and the southern zone which is intended to be experienced as an extension of Kinkuna Park with similar landscaping elements and surface materials.



Disclaimer: This LDP is intended to provide a guide for the disposition of building footprints within the private realm. The final configuration and location of building footprints to be determined through detailed design via an approved Development Application.

PUBLIC REALM

- LDP Boundary
- Road Design
- Planting (verges)
- Pedestrian Crossing
- Existing Toilet Block (temporary)

- Shared Space (feature paving)
- Signature Feature Tree (eg. Moreton Bay Fig)
- Other Tree (location & species TBD)
- * Tenure of Glow Street TBD

PRIVATE REALM


- Indicative Building Footprint
- Indicative Carpark Circulation Area
- △ Primary Building Orientation
- △ Secondary Building Orientation
- Primary Build-to-line
- Mandatory Awning
- Uniform Fencing
- No Vehicle Access
- Landscaping Area
- Vehicle Access Points
- Pedestrian Link
- SDR Special Design Response
- Civic Space/ Public Forecourt

TABLE 1 STREET SETBACKS

STREET APPLICABLE	MINIMUM	MAXIMUM
LOT 794		
Aduro Street	0m	1.5m (1) (2) (6)
Glow Street (tenure TBD)	0m	3.0m (4) (6) (7)
LOT 793		
Aduro Street	0m	1.5m (1) (3)
Luminosity Grove	0m	1.5m (1)
LOT 795		
Luminosity Grove	0m	1.5m (1)
Glow Street (tenure TBD)	0m	3.0m (4)
LOT 255		
Aduro Street	0m	2.0m
Impressions Drive	0m	4.0m (5)
Lambent Road	3.0m	N/A
LOT 233		
Aduro Street	0m	0m (6)
Impressions Drive	0m	3.0m (4)
Luminosity Grove	1.0m	N/A
Glow Street (tenure TBD)	0m	4.0m (5)

- (1) Setbacks may be increased to 3m at building entries if;
 - a) a publicly accessible forecourt is provided that incorporates seating and weather protection elements such as an awning, or
 - b) landscaping is provided between the building and the adjacent road reserve.
- (2) Specific setbacks depicted on the LDP are required to be incorporated in conjunction with the requirements of (1).
- (3) Additional setbacks up to 5.0m are permitted if publicly accessible landscaping and artwork is incorporated as a Special Design Response.
- (4) Setbacks may be increased to 3.0m only when landscaping is provided between the building and the adjacent road reserve.
- (5) Setbacks may be increased to 2.0m - 4.0m only if landscaping is provided between the building and the adjacent road reserve.
- (6) Mandated additional setbacks are depicted on the LDP.
- (7) Length of building frontage along Glow Street is subject to detailed design and practical building typology considerations.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2. Endorsement of this LDP constitutes endorsement of the Individual Lot Plans for each lot.


 Date 31/10/2019
 Manager Approval Services City of Wanneroo

LOCAL DEVELOPMENT PLAN PROVISIONS

The requirements of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes (R-Codes) apply except where varied by this LDP.

Compliance with this Local Development Plan (LDP) does not remove the need for Development Approval.

DEVELOPMENT

1.0 Residential Density

1.1 R100

2.0 Street Setbacks

2.1 Specific street setback requirements apply as detailed in Table 1 of the LDP. No averaging is permitted to minimum setback requirements.

3.0 Building Height

3.1 All buildings fronting Aduro Street must have a minimum parapet height of 5.0m, or be two storeys high at the street elevation.

3.2 Higher facades are encouraged where Special Design Responses (SDR) are identified on the LDP (refer to LDP provision No.13)

4.0 Orientation and Access

4.1 The primary orientation of buildings must address the street or public realm interface as depicted on the LDP, and include direct public/ customer access.

4.2 Buildings may have a service, staff or residential entrance from the car park.

4.3 Pedestrian links are required to connect car parks and adjacent streets as depicted on the LDP.

4.4 Two storey buildings must provide passive surveillance (such as windows and balconies) over both adjacent streets and car parking areas.

5.0 Edge Street Integration and Facades

5.1 Development shall present a continuous built frontage to Aduro Street, shown on the LDP as a Primary Build-to-line except where pedestrian links, forecourts and landscaping areas depicted on the LDP are incorporated into the design.

5.2 The elevations of buildings fronting an adjacent street shall be glazed for a minimum of;

- (a) 70% along Aduro Street;
- (b) 50% for Impressions Drive and Luminosity Grove; and
- (c) 40% for Glow Street (Tenure TBD).

5.3 The elevations of buildings fronting an adjacent pedestrian link shall be glazed for a minimum of 50%.

5.4 Glazing percentages apply from between 0.9m and 2.1m above footpath level.

5.5 Windows shall be vertically proportioned.

5.6 Development shall articulate all Primary and Secondary elevations through detailing, design and materials. No blank walls are permitted.

5.7 Articulated roof forms (as opposed to skillion or flat roofs) are encouraged.

5.8 Where flat roofs are utilised, the roof is to be concealed from public view with a parapet wall.



VERTICALLY PROPORTIONED WINDOWS.

6.0 Pedestrian Links

6.1 Pedestrian links provide connectivity from car parks to the street and are to be generally located as depicted on the LDP.

6.2 Pedestrian links must be designed to the satisfaction of the City and must include adequate lighting. Pedestrian links over 4m shall also include landscaping elements.

6.3 Where a pedestrian link is directly abutted by a building on one side only, it shall be a minimum width of 2.5 metres.

6.4 Where a pedestrian link is directly abutted by buildings on both sides, it shall be a minimum of 4.0 metres wide, except where it can be demonstrated that a reduction in width will provide a beneficial outcome.

7.0 Awnings

7.1 Mandatory awnings are required to be incorporated into building elevations where depicted on the LDP.

7.2 Awnings are to have a minimum height clearance of 2.7m from footpath or pavement level and a minimum width of 2.0m.

8.0 Parking

8.1 Car parking areas shall be located in the general location depicted on the LDP.

8.2 Pursuant to clause 4.14.2 of the Scheme, car parking shall be provided at a rate of 1.0 bay per 20m² NLA. The requirements of Table 2 of the Scheme do not apply.

9.0 Vehicle Access

9.1 Restricted vehicle access (one way) is permitted from Aduro Street into Glow Street (Tenure TBD) as depicted on the LDP.

9.2 Vehicle access points are permitted in the general locations depicted on the LDP.

10.0 Signage

10.1 A designated signage panel shall be integrated with the facade design of each tenancy to the satisfaction of the City.

11.0 Landscaping

11.1 Landscaping in open car parking areas shall address the following:

- (a) Tree planting provided at a rate of not less than 1 tree for every 4 car parking bays and spaced evenly to provide shade;
- (b) To provide shade in summer and sunlight in winter, nominated tree species may include deciduous trees;
- (c) Tree species are to have a minimum tree canopy of 5 metres at maturity;
- (d) To support the growth and protection of shade trees, each tree trunk is to have access to a 9m² deep soil area with a minimum width of 2.0m; and
- (e) Areas to the rear of buildings that are not required for car parking shall be landscaped to the satisfaction of the City.

11.2 Landscaping areas depicted on the LDP are to provide visual screening of open carparking areas.

11.3 Landscaping areas shall have a minimum dimension of 2.0m and shall be landscaped to the satisfaction of the City.

11.4 Landscaping areas should feature a mix of shade trees and ground covers/ understory species to the satisfaction of the City.

11.5 Tree species and spacing along Aduro Street are to ensure a continuous canopy cover at maturity.

12.0 Service Areas and Equipment

12.1 All external services, such as air conditioning equipment, hot water units, satellite dishes and exhaust vents must be similar in colour to the roof and screened from view from adjacent streets and other public areas.

12.2 All servicing areas and loading docks shall be incorporated into the building design, be appropriately screened and located away from residential dwellings to ensure potential noise and odour impacts are minimised.

13.0 Fencing

13.1 Fencing shall complement the design and aesthetic of adjacent buildings.

13.2 Fencing within the front building setback area shall be a maximum height of 1.5m and shall be visually permeable above 0.9m.

14.0 Special Design Responses

14.1 Where indicated on the LDP, a Special Design Response shall reinforce the importance of key locations.

14.2 (SDR) Lot 233 + Lot 255
Development shall incorporate architectural features that add to the scale, height and presence of the development. These features might include changes in materials, cladding, glazing and variation of roof detailing and screening elements.

14.3 (SDR) Lot 793
Development shall incorporate a break in the built form to provide a visual termination of Revolution Avenue. The building setback area shall incorporate publicly accessible landscaping and artwork features to the satisfaction of the City.

15.0 Building Materials and Colours

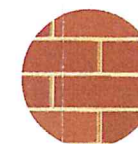
15.1 Building designs shall include a minimum of 2 of the following materials in façades adjacent to streets, pedestrian links or subject to public view:

- (a) Rendered masonry;
- (b) Face brickwork;
- (c) Feature tiles;
- (d) Insitu concrete;
- (e) Timber cladding (including weatherboard);
- (f) Stone cladding; or
- (g) Aluminium cladding.

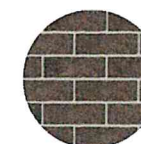
15.2 No tilt up concrete is permitted in any elevation that is visible from any street subject to public view.

15.3 To achieve a consistent visual aesthetic, the materials and colours for all buildings shall be taken from the palette below.

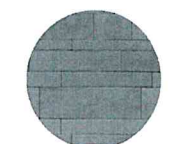
15.4 Lighter colours shall be used for external walls and roofs to reduce heat absorption, with darker or bright colours (yellow and blue) being used only as highlight features.



Midland Brick



Austral Brick



Aluminum Cladding



Eco Outdoor Stone



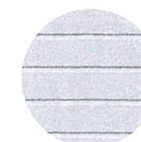
Eco Outdoor Stone



Limestone Cladding



Insitu Concrete



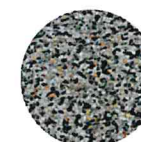
Painted Weatherboard



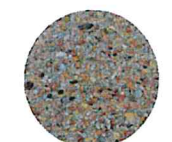
Timber Cladding



Juren Exposed Aggregate



Salt-Pepper Exposed Aggregate



Classic Rose Exposed Aggregate



Dulux Lexicon



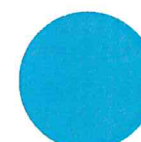
Dulux Shadegrey



Dulux Basalt



Dulux Sunbound



Dulux High Blue