

# AGORA VILLAGE - TRINITY AT ALKIMOS

Pt Lot 9005 Marmion Avenue, Alkimos

## AGREED STRUCTURE PLAN NO. 86

October 2010

(Modified September 2022, with Amendment No. 1)



### Structure Plan Number 86

Originally adopted by resolution of  
WAPC on 08 May 2012  
and by resolution of the Council of the  
City of Wanneroo on 01 March 2012

Structure Plan File Number : SPN/0266M-1



**AGORA VILLAGE-TRINITY AT ALKIMOS  
PT LOT 9005 MARMION AVENUE, ALKIMOS  
AGREED STRUCTURE PLAN NO. 86**

This Structure Plan has been prepared and lodged pursuant to Clause 9.8 of the City of Wanneroo District Planning Scheme No.2.

Part 1 is the Statutory Report.

Part 2 is the Explanatory Report, which provides a background and establishes a context for the Structure Plan, outlining key statutory planning requirements, together with relevant community, environmental, social, commercial and service infrastructure considerations.

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO TRINITY AT  
ALKIMOS STRUCTURE PLAN NO. 86 WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING  
COMMISSION ON: **01 SEPTEMBER 2022**

Signed for and on behalf of the Western Australian Planning  
Commission



A handwritten signature in black ink, appearing to read 'Rigali', is centered between two horizontal lines that extend to the left and right margins of the page.

an officer of the Commission duly authorised by the Commission  
pursuant to Section 16 of *the Planning and Development Act 2005*  
for that purpose.

RECORD OF AMENDMENTS MADE TO THE AGORA VILLAGE, TRINITY AT ALKIMOS

AGREED STRUCTURE PLAN NO. 86

Amendment No.	Summary of the Amendment	Date approved by WAPC
1.	<u>Map Modifications</u> Change the land use designation of one site (Portion of Lot 9068) at the corner of Santorini Promenade and Piazza Link, Alkimos from Commercial to Residential on Plan A.	01 September 2022

**AGORA VILLAGE - TRINITY AT ALKIMOS  
PT LOT 9005 MARMION AVENUE, ALKIMOS  
AGREED CENTRE STRUCTURE PLAN NO. 86**

**PART ONE**

**STATUTORY PLANNING SECTION**

This document was adopted under Plan Part 9 of the City of Wanneroo District  
Planning Scheme No. 2

## **1.0 STATUTORY SECTION**

## **2.0 STRUCTURE PLAN AREA**

2.1 This Part applies to the Agora Village Structure Plan, being Pt Lot 9005 Marmion Avenue, Alkimos and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan A**).

## **2.2 Structure Plan Content**

This Structure Plan comprises the;

- a) Statutory Section (Part 1)
- b) Explanatory Section (Part 2); and
- c) Attachments

## **3.0 INTERPRETATION**

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2.

## **4.0 RELATIONSHIP WITH THE SCHEME**

Pursuant to clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail;
- b) Any other provision, standard or requirement of Part 1 of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part 2 of this Structure Plan and the Appendice(s) are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

## **5.0 OPERATION DATE**

In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

## **6.0 OBJECTIVES**

The objective of this Structure Plan is to facilitate the development of the Agora Village, incorporating a Village Square, Village Centre, mixed use development and adjacent medium density residential component.

## 7.0 LAND USE AND SUBDIVISION

The Structure Plan Map (Plan A) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

### 7.1 Land Use Permissibility

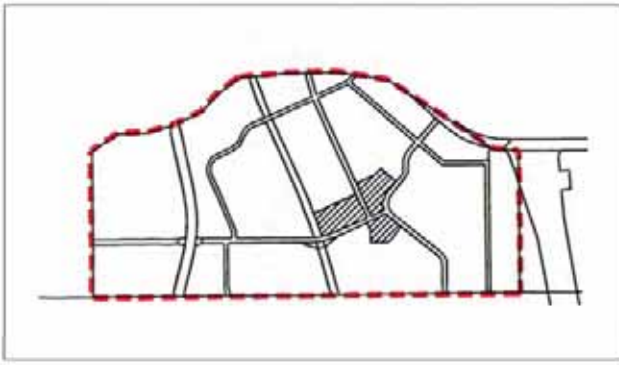
Land use permissibility within the Structure Plan areas shall be in accordance with the corresponding zone or reserve under the Scheme.

### 7.2 Residential

#### 7.2.1 Density

- a) Plan A defines the broad residential density ranges that apply to specific areas within Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b) A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan A.
- c) The Residential Density Code Plan is to designate the R40 density code towards the periphery of the Structure Plan area to appropriately address the interface between the lots within the Structure Plan area and the existing adjacent development. The R60 and higher density codes are to be located closer to the Commercial and Mixed-use zones of the Structure Plan area, to provide a smooth transition between the Centre, the R40 density areas and the existing adjacent development.
- d) The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- e) Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- f) Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-
  - i) the amalgamation of lots;
  - ii) consolidation of land for "superlot" purposes to facilitate assembly for future development;
  - iii) the purposes of facilitating the provision of access, services or infrastructure; or

LOCATION CONTEXT - AGORA VILLAGE



LEGEND

- Agreed Structure Plan Area
- ZONES**
- Commercial
- Mixed Use
- Residential
- Public Open Space

DENSITY CODING

R40-R60 - Denotes Residential Density



ASP 86 -Agora Village - Trinity at Alkimos

A Northern Corridor Developments Ltd Project

Source:

**GRAY & LEWIS**  
LAND USE PLANNERS

(!) plan: 20/012/049  
scale: 1:3000@A4 | 1:1500@A2  
0 30 60m  
|-----|-----|-----|

date: 01/02/2022  
grid: PCG94  
aerial:

designed:  
checked: KS  
drawn: CR

11 T or  
**1111**  
 **Burrell Barnett**



- iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

### 7.2.2 Commercial

- a) Pursuant to clause 3.4.3 of the Scheme the retail floorspace (NLA) for the Structure Plan is to be in accordance with the following Table 1.

**Table 1: Retail Floorspace Provision**

<b>CENTRE</b>	<b>MAXIMUM NET LETTABLE AREA</b>
Neighbourhood Centre	1500m <sup>2</sup>

- b) Pursuant to clause 3.7.4 of the Scheme, the maximum NLA included in Table 1 may be exceeded through a Detailed Area Plan for the entire centre where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and City of Wanneroo.

### 7.2.3 Public Open Space

Public Open Space is to be provided generally in accordance with Plan A and Table 2.

**Table 2: Strategic Public Open Space Provision**

<b>STRATEGIC POS SITE</b>	<b>SIZE (HA)</b>
Villaae Square	3082m <sup>1</sup>
POS'A'	5Q7Qm <sup>1</sup>

## 8.0 DEVELOPMENT

### 8.1 Detailed Area Plans

Detailed Area Plans are to be prepared in accordance with Clause 9.14 of the Scheme for all of the lots in the Structure Plan area.

### 8.2 Residential Interface POS

A road interface is to be provided between the proposed lots and the Public Open Space unless it can be demonstrated at subdivision stage that direct public open space frontage lots are acceptable having regard to WAPC Policies.

**AGORA VILLAGE – TRINITY AT ALKIMOS  
PT LOT 9005 MARMION AVENUE, ALKIMOS  
AGREED STRUCTURE PLAN NO. 86**

**PART TWO**

**EXPLANATORY REPORT**

This document was adopted under Plan Part 9 of the City of Wanneroo District  
Planning Scheme No. 2

## 1.0 BACKGROUND

Lots 9005 (formerly Lot 1001) and 1002 Marmion Avenue, Alkimos are predominantly zoned Urban under the Metropolitan Region Scheme and Urban Development under the City of Wanneroo District Planning Scheme No. 2.

The subject land was included in the Butler Jindalee District Structure Plan (BJDSP) which was adopted for final approval by the Western Australian Planning Commission in November 2006.

A Local Structure Plan (LSP 60), which was prepared generally in accordance with the broad land use structure defined under the BJDSP, was adopted for final approval by the City of Wanneroo in March 2010 – **FIGURE 1**.

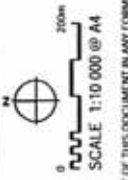
LSP 60 depicts two Activity (Village) Centres; one adjacent to Marmion Avenue and the second to the east of the proposed Northern Suburbs Railway.

This Local Structure Plan relates to the Agora Village Centre and the whole of the Eastern Activity Centre at Trinity, Alkimos.



LEGEND	
	LAND WITHIN PART 1 STRUCTURE PLAN BOUNDARIES
PRECINCTS	
	ACTIVITY CENTRE (Commercial, Retail, Mixed Use & Higher Density Residential)
	RESIDENTIAL (Low to Medium Density)
	ENVIRONMENT RESPONSE HOUSING
	EDUCATIONAL AND DISTRICT OPEN SPACE

AGREED LOCAL STRUCTURE PLAN  
 LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS  
 AGREED LOCAL STRUCTURE PLAN  
 PLAN 2  
 29th OCTOBER 2010  
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Figure 1

Res 27575

MITCHELL

ROMEO ROAD

LAND RECARVED FOR FREEWAY

FREEWAY

SUBJECT TO FURTHER PLANNING

CONNECTOR

EXISTING ROMEO ROAD RESERVATION TO BE REALIGNED THROUGH MRS AMENDMENT IN ACCORDANCE WITH ALKIMOS EIGHTON DISTRICT STRUCTURE PLAN

SUBJECT TO FURTHER PLANNING

SUBJECT TO FURTHER PLANNING

SUBJECT TO FURTHER PLANNING

SUBJECT TO FURTHER PLANNING

DOCKHILL/DOCKHILL

CONNECTOR

CONNECTOR

CONNECTOR

CONNECTOR

CONNECTOR

SUBURBS

RAILWAY

NORTHERN

ROAD

ROMEO

PROPOSED

ALKIMOS REGIONAL CENTRE

PROPOSED ALKIMOS STATION

MARMION

AVENUE

AVENUE

MARMION

NEIGHBOURHOOD

NEIGHBOURHOOD

NEIGHBOURHOOD

NEIGHBOURHOOD

NEIGHBOURHOOD

## 2.0 LSP 60 Eastern Precinct – Design Context

The fundamental design objective for the portion of Lot 1001 east of the proposed Northern Suburbs Railway is to retain the linear valley containing stands of Tuarts as a public open space system linked to the eastern village centre, town square and primary school site to create the community focus of the Agora Village Precinct.

Medium density R30 housing is proposed to radiate out from the village centre along the neighbourhood connectors and adjacent to the linear open space network. Higher density R50 housing is proposed around the village centre with the balance of the eastern precinct comprising more traditional lower density (R20) housing.

This design philosophy is reflected in the Development Concept Plan - **FIGURE 2**, prepared as part of the LSP No. 60.

### 2.1 Village Centre – Conceptual Design

The broader vision for Trinity at Alkimos is to create a lower density family orientated residential lifestyle development as a retreat between the intensive activities of the proposed Alkimos Regional Centre and the Jindalee Brighton District Centre. Consistent with that theme is the desire to create smaller scale intimate village centres, intended to operate at the local convenience level with a focus on local accessibility.

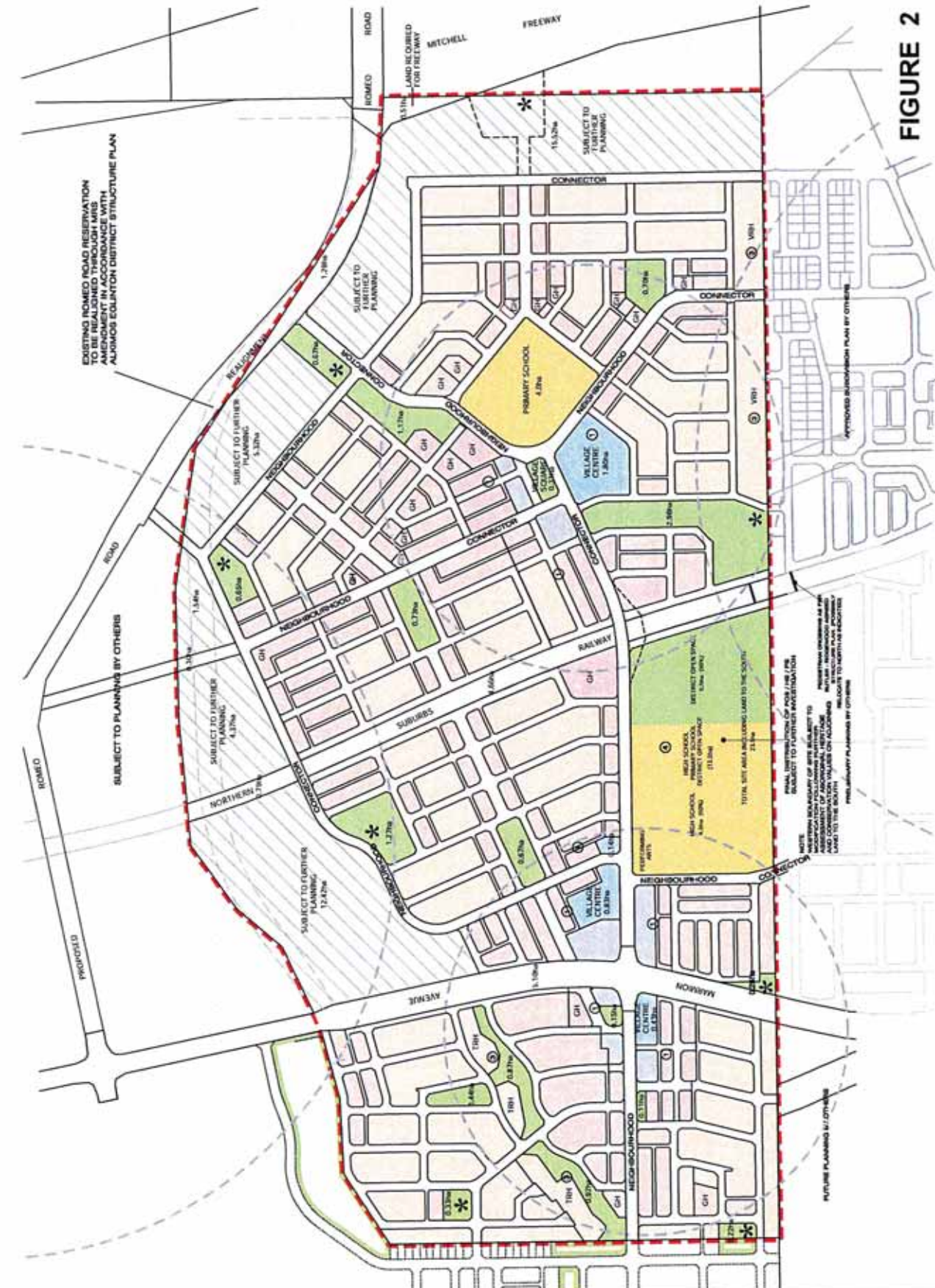
The indicative design for the Eastern Village Precinct as described in LSP No. 60 is attached in **FIGURE 3**.

The Eastern Village is proposed to operate as a traditional neighbourhood strip rather than trying to compete with adjacent centres for the following reasons:

- It will have a unique sense of place, allowing residents and visitors to assimilate with the identity of the centre.
- It will provide a focus for social and community interaction, with opportunities for events, including weekend markets, in the town square.
- It provides a focus for the development of higher density mixed use and residential uses around the centre, at a point approximately equidistant between the two 800m walk radius catchments of the proposed Alkimos and Brighton railway stations.
- It allows the strip to interface with a town square and school oval, to create a traditional “village green” concept.
- It provides opportunity for extension of the mixed use zones as the centre develops, with the flexibility to revert to medium density residential if extension of the local centre is not attractive in future.

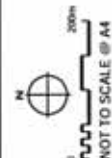
Car parking is to be provided on street and within each development site, affording opportunities for streetscape activation, but also for management of larger parking demands on a site-by-site basis within the centre. This approach will provide for the parking requirements whilst minimising impact on the public domain.

The scale of the retail component recognises the location of the centre at the intersection of two neighbourhood connector roads – whilst also having regard to the impact that larger centres will have on demand for commercial/retail activities. Adjacent potential mixed use zones are intended to supplement the centre, to provide opportunity for the extension of a broader employment base in the local centre.



**FIGURE 2**

**DEVELOPMENT CONCEPT PLAN  
LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS**



\* Note: Drainage, including identification of swale areas to be excluded from the POS calculations, in accordance with the Western Australian Planning Commission's Development Control Policy 2.3 Public Open Space in Residential Areas' and Liveable Neighbourhoods policy. The POS Schedule identifying the drainage details is to be submitted at the submission application stage.

NOTE: THE POS AREA INCLUDING LAND TO THE SOUTH OF THE MARMION AVENUE IS NOT TO BE INCLUDED IN THE POS CALCULATIONS AS PER THE POS SCHEDULE. THE POS SCHEDULE IS TO BE SUBMITTED AT THE SUBMISSION APPLICATION STAGE.

NOTE: THE POS AREA INCLUDING LAND TO THE SOUTH OF THE MARMION AVENUE IS NOT TO BE INCLUDED IN THE POS CALCULATIONS AS PER THE POS SCHEDULE. THE POS SCHEDULE IS TO BE SUBMITTED AT THE SUBMISSION APPLICATION STAGE.

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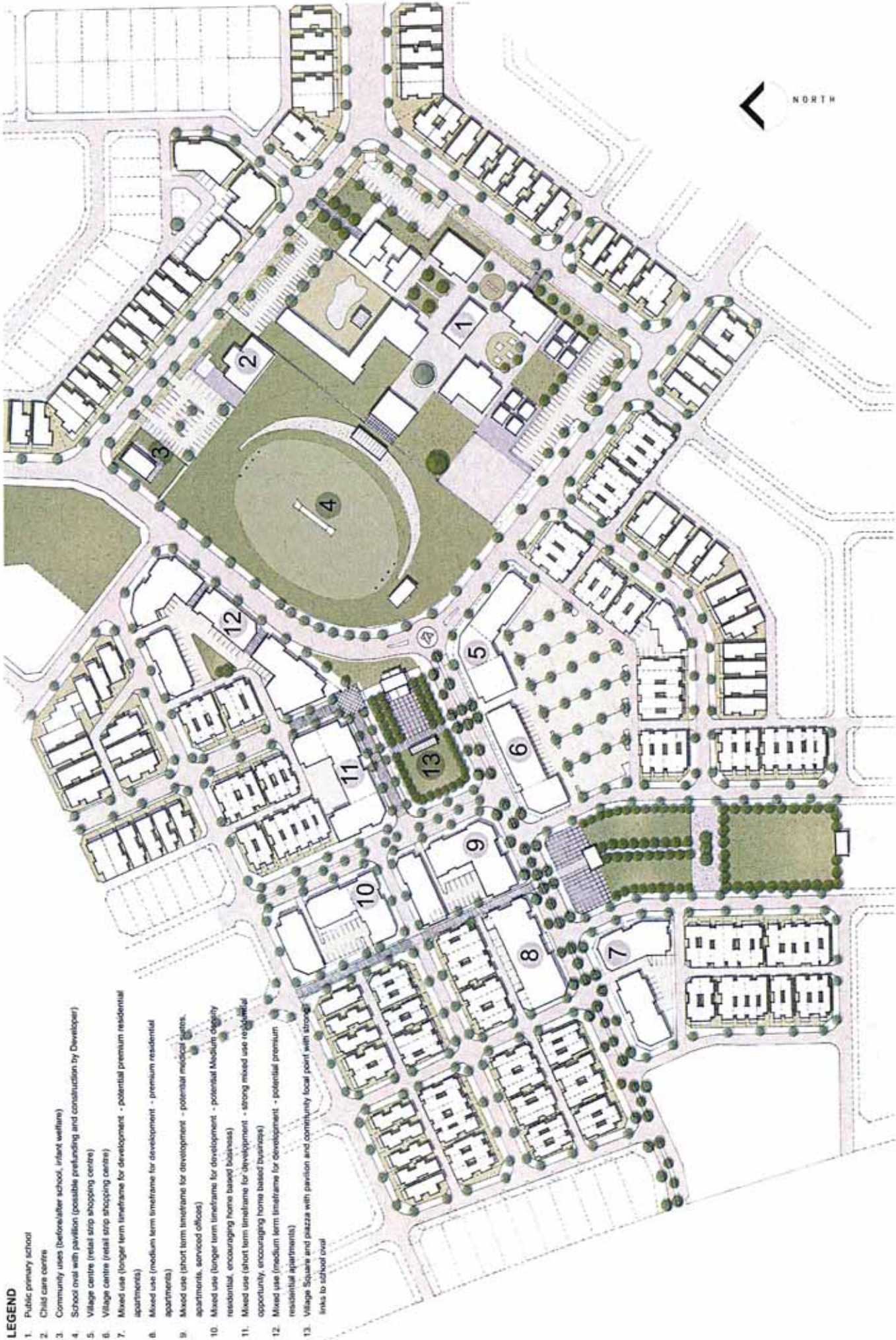
- LEGEND**
- LAND WITHIN PART 1 STRUCTURE PLAN BOUNDARIES
  - PRECINCTS
    - ACTIVITY CENTRES (Commercial Residential)
    - RESIDENTIAL (Low to Medium Density)
    - ENVIRONMENT
    - RESPONSE HOUSING
    - EDUCATIONAL AND DISTRICT OPEN SPACE
  - Note: All areas not denoted as Precincts 1, 3 or 4 are Precinct 2
  - LAND USE
    - TERRAIN RESPONSIVE HOUSING (RH)
    - VEGETATION RESPONSIVE HOUSING (RVH)
    - RESIDENTIAL R20
    - RESIDENTIAL R30 - R50
    - RESIDENTIAL R60 - R100
    - GROUP HOUSING (GH)
    - CENTRE
    - MIXED USE
  - RESERVES
    - SCHOOL SITES
    - PUBLIC OPEN SPACE/DISTRICT OPEN SPACE
    - DRAINAGE

SITE AREA	236.04ha
AREA OF NORTHERN CENTRE ZONE AND EASTERN AREA DENOTED AS 'SUBJECT TO FURTHER PLANNING'	40.26ha
BALANCE AREA	185.78ha
DEDUCTIONS	
HIGH SCHOOL	4.50
PRIMARY SCHOOLS (2)	7.50
COMMERCIAL	3.20
FREEMAN	0.51
MARMION AVE	5.10
RAILWAY	4.65
ROMEO ROAD	1.28
DRAINAGE	2.04
TOTAL DEDUCTIONS	28.78ha
NET AREA	157.00ha
10% POS REQUIRED	15.70ha
GROSS PUBLIC OPEN SPACE PROVIDED	17.66ha
DEDUCT 1:1 ARI SWALE AREAS WITHIN POS (2.04/1ha) *	
NET PUBLIC OPEN SPACE PROVIDED	15.90ha
OVER PROVISION OF POS 0.21ha.	
- TO BE ADJUSTED IN SUBDIVISION OF BALANCE AREA.	

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**LEGEND**

1. Public primary school
2. Child care centre
3. Community uses (before/after school, infant welfare)
4. School oval with pavilion (possible pre-funding and construction by Developer)
5. Village centre (retail strip shopping centre)
6. Village centre (retail strip shopping centre)
7. Mixed use (longer term timeframe for development - potential premium residential apartments)
8. Mixed use (medium term timeframe for development - premium residential apartments)
9. Mixed use (short term timeframe for development - potential medical centres, apartments, serviced offices)
10. Mixed use (longer term timeframe for development - potential Medium density residential, encouraging home based business)
11. Mixed use (short term timeframe for development - strong mixed use residential opportunity, encouraging home based business)
12. Mixed use (medium term timeframe for development - potential premium residential apartments)
13. Village Square and piazza with pavilion and community focal point with strong links to school oval

**FIGURE 3**

## **2.2 Retail Floor Space Provision**

Under the provisions of LSP No. 60 the maximum Nett Lettable Retail Floorspace within the Eastern Village Local Centre is 1,500m<sup>2</sup>.

## **3.0 AGORA VILLAGE AGREED STRUCTURE PLAN**

### **3.1 Development Concept Plan**

The design investigations revealed that the main commercial core south of Santorini Promenade of almost 2.0 ha was too large to be fully developed for commercial use given the limitation of 1,500 m<sup>2</sup> retail NLA for the whole of the Eastern Centre Zone.

A Development Concept Plan (**FIGURE 4**) has been prepared in which the commercial core south of Santorini Promenade has been reduced to 2 sites of approximately 1,100m<sup>2</sup> and 4,000 m<sup>2</sup> respectively, with the balance of the land proposed as medium density residential R40 – R60.

The retail component of the commercial core south of Santorini Promenade is proposed to be located on the larger site of 4,000m<sup>2</sup> with the smaller site having the potential for mixed use office/commercial development or medium density residential.

To the north of Santorini Promenade, a mixed use site of approximately 2,000m<sup>2</sup> north of the village square is proposed together with a commercial site of 3,200m<sup>2</sup> at the intersection of Santorini Promenade and the northern neighbourhood connector Piazza Link. The balance of the Centre zone north of Santorini Promenade is proposed for medium density residential R40 – R60.

The village square will comprise an area of 3,082 m<sup>2</sup> with surrounding road reserves wide enough to accommodate street parking.

An additional 5,070m<sup>2</sup> area of POS is proposed in the north eastern section of the modified LSP No. 86 area in order to provide a continuous landscape strip along the western side of Benenden Avenue.

### **3.2 Commercial Development South of Santorini Promenade**

#### **3.2.1 Design Concept South of Santorini Promenade**

Taylor Robinson Architects have prepared a site plan and street elevations together with perspective drawings for the commercial core south of Santorini Promenade based upon the Development Concept Plan.

These plans are included in **ATTACHMENT 1**.

The commercial / retail core south of Santorini Promenade comprises two sites.

#### **3.2.2 Western Site**

The western lot (Development Site 1) has an area of approximately 1,110m<sup>2</sup>. Its location opposite the intersection of the northern neighbourhood connector road and Santorini Promenade and also adjacent to the active component of the linear open space network makes it a strategically significant site suitable for a landmark building.



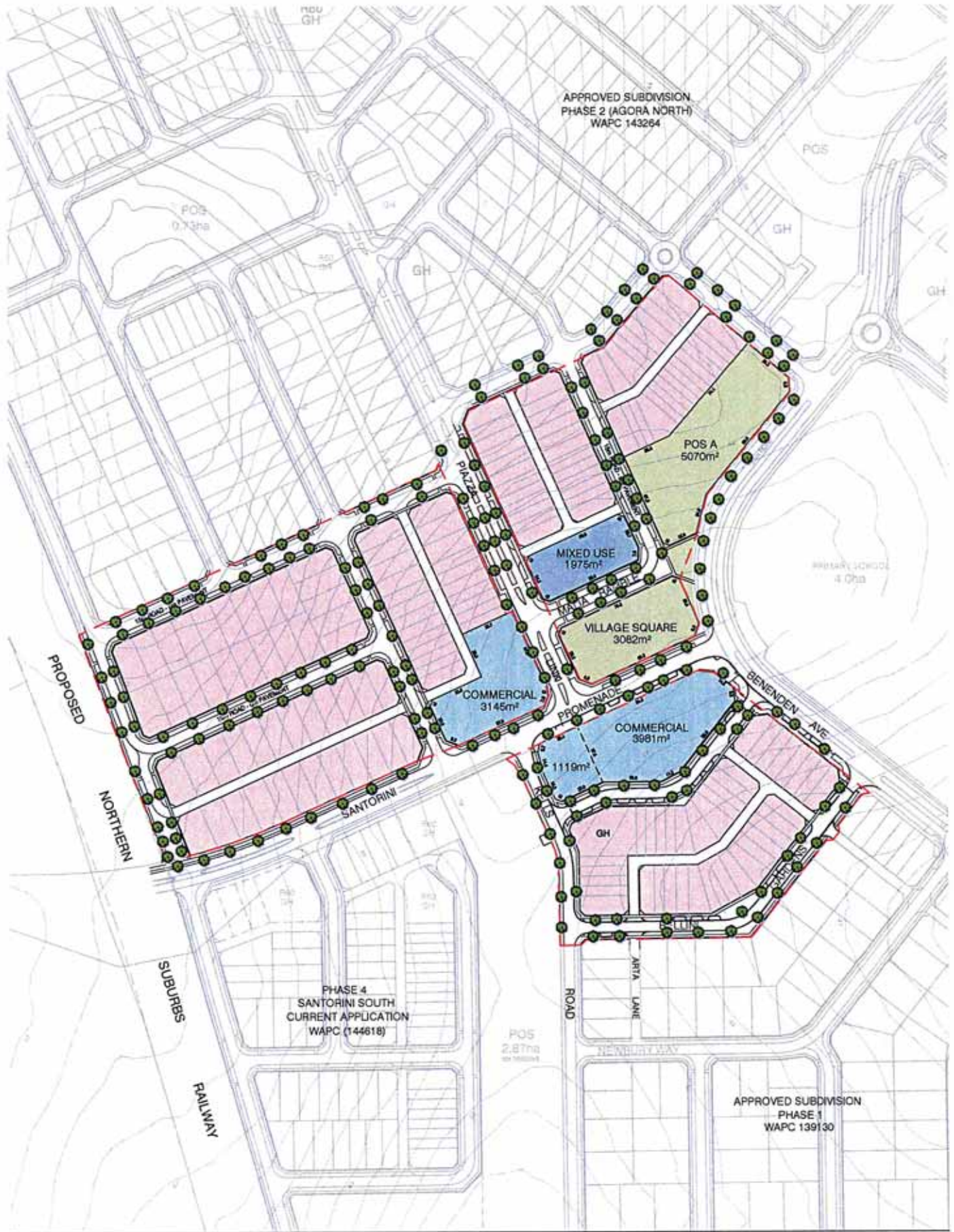


Figure 4

**AGORA VILLAGE AT TRINITY  
DEVELOPMENT CONCEPT PLAN  
LOT 1001 ROMEO ROAD, ALKIMOS**

**LEGEND:**

- GH DENOTES GROUP HOUSING
- STRUCTURE PLAN BOUNDARY
- RESIDENTIAL R40-60
- COMMERCIAL R60-100
- MIXED USE R60-100



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The use of this site is subject to further investigation but could range from retail to mixed use office/commercial, medical or medium density residential.

### 3.2.3 Eastern Site – Commercial / Retail Core

The eastern lot (Development Site 2) of approximately 4,000m<sup>2</sup> at the corner of Santorini Promenade and Benenden Avenue will contain the commercial/retail uses of the Village Centre. The site plan indicates 3 buildings separated by pedestrian walkways and an open piazza at the corner site. The 3 buildings comprise the following gross lettable areas:

- Western Building – 320m<sup>2</sup> GLA capable of being divided into 4 tenancies of 80m<sup>2</sup> each. (This building will be constructed in Stage 2.)
- Central site – 600m<sup>2</sup> GLA.

This site has the potential to be used as a small independent grocery store along the lines of an IGA. Such retail use may not be viable for some years until the surrounding residential areas are developed.

In the shorter term, in keeping with the LWP brand philosophy to establish community facilities at a very early stage, it is proposed that this building will be constructed within the first year of development and used as a community recreation centre.

LWP has entered into a partnership arrangement with YMCA to construct the central building for this purpose. A development application for Stage 1 of the Agora Village Centre has recently been submitted to the City of Wanneroo, and comprises a YMCA community centre building (590m<sup>2</sup>) which includes a crèche, multipurpose area, gymnasium and an external play area.

The community centre will be operated by YMCA Perth which is a not-for-profit community organisation. Any profits made from the commercial venture of the YMCA community centre will be directed back into the community through a wide variety of programs and initiatives to provide health, fitness and personal development opportunities to all sections of society. The building will be constructed so that it can be divided into a number of separate commercial tenancies in the future.

Copies of the proposed site plan and floor plan are attached in **FIGURES 5 & 6**.

- Eastern Building – 375m<sup>2</sup> GLA.

The eastern building will provide the main community and commercial focus of the retail core. This building will comprise a café with a trading floor area of 60m<sup>2</sup> (120m<sup>2</sup> overall) and two specialty retailers (125m<sup>2</sup>) is proposed to be constructed. An open piazza will be created separating the central and eastern buildings. Being in the most prominent location this building will be designed to incorporate landmark elements.

This building will also be constructed at an early stage in conjunction with the YMCA building.

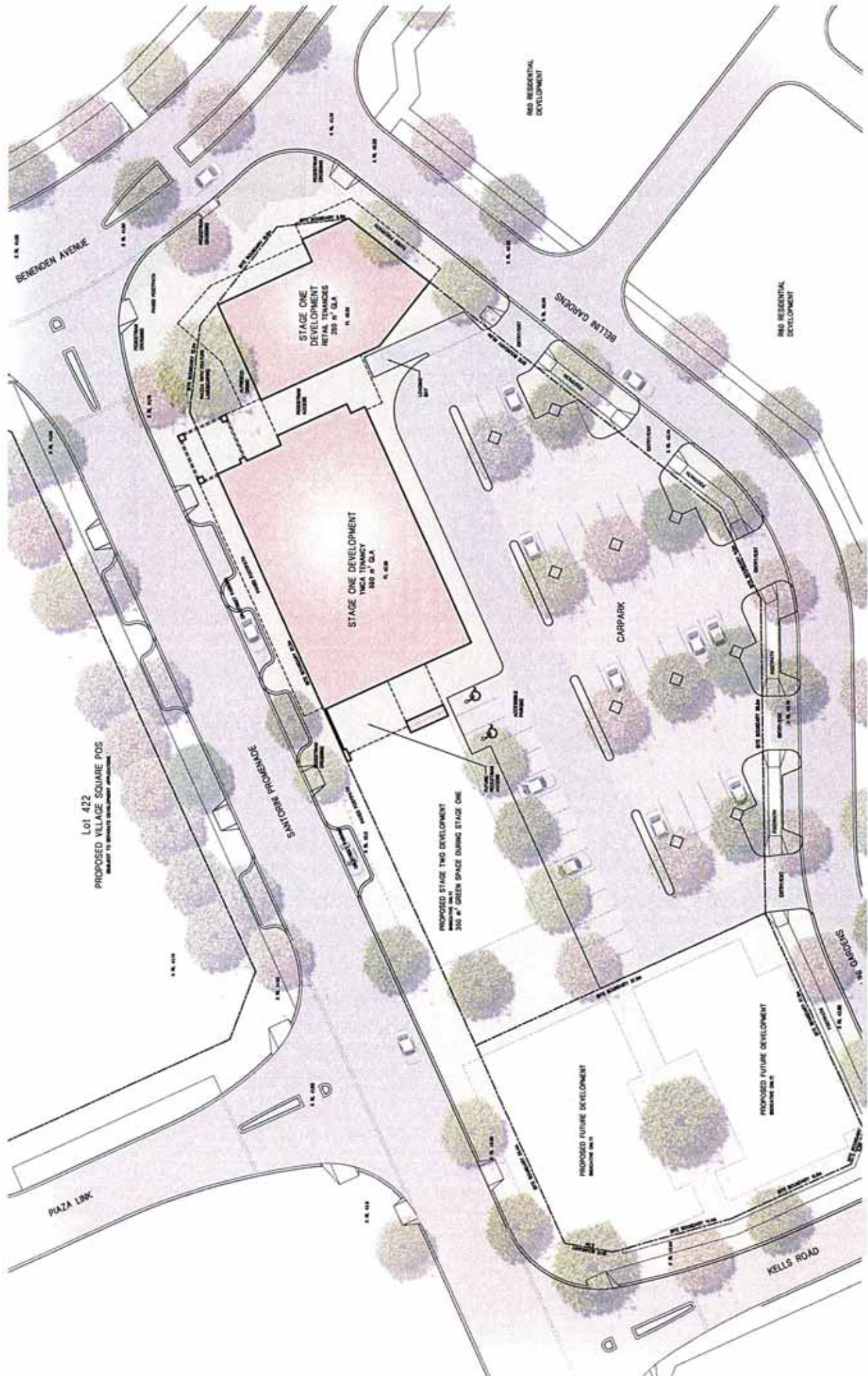


FIGURE 5

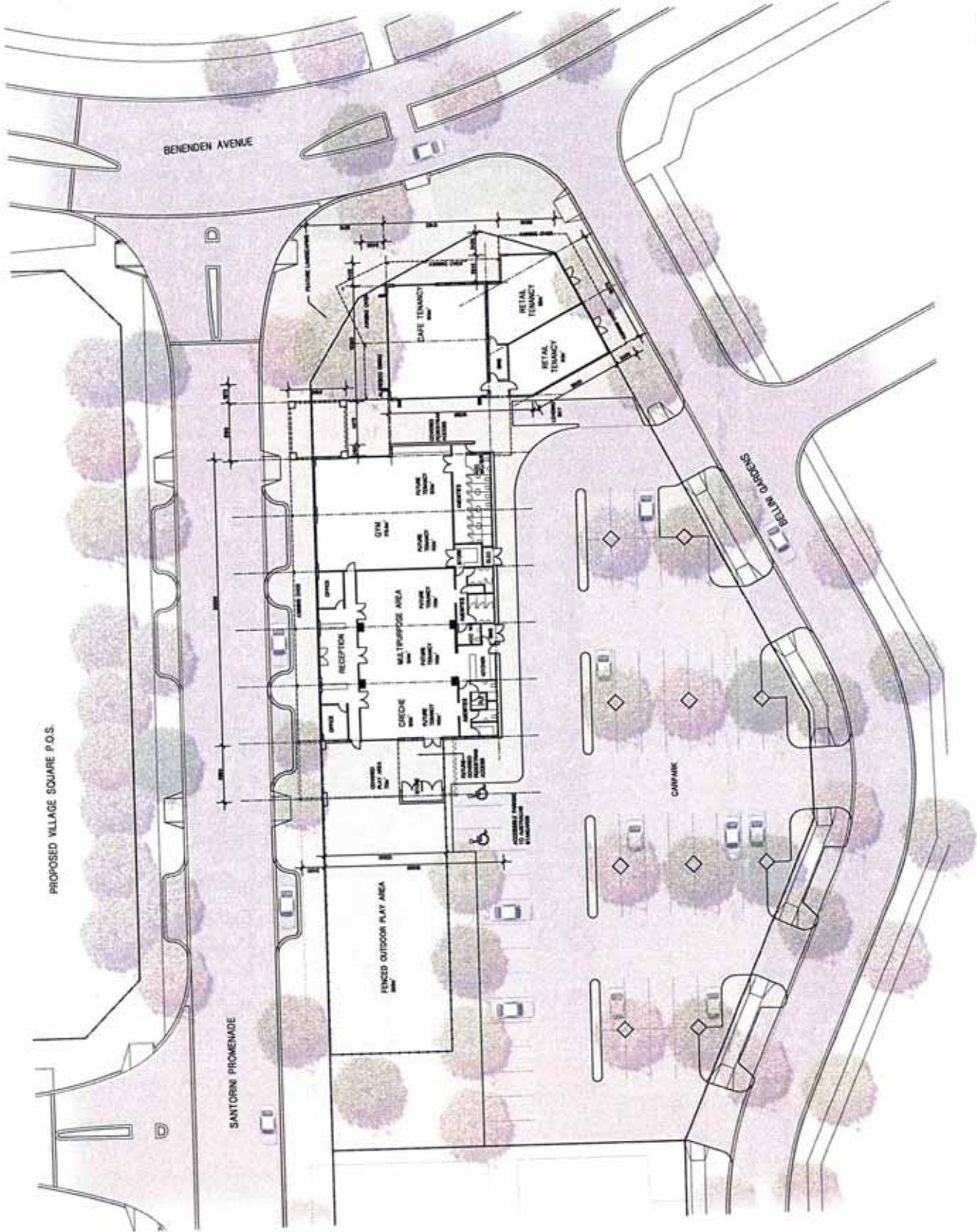


FIGURE 6

PROPOSED VILLAGE SQUARE P.O.S.

BEINDEN AVENUE

SANTORINI PROMENADE

FENCED OUTDOOR PLAY AREA

RECEPTION

MULTI-PURPOSE AREA

CAFE

GYM

CAFE TENANCY

RETAIL TENANCY

RETAIL TENANCY

CAMPARK

STROUD WAY

### 3.2.4 Statutory Provisions - Nett Lettable Floorspace

Under the provisions of LSP No. 60, the maximum nett lettable retail floorspace for the entire Eastern Centre zone is 1,500m<sup>2</sup>.

It is envisaged that the majority of the retail floorspace will be provided within the commercial core south of Santorini Promenade. Based upon the preliminary site plan, the total floorspace provided within the 3 buildings is 1,295m<sup>2</sup> (excluding Development Site No. 1). Allowing for non lettable areas, the total lettable floorspace within Development Site No. 2 will be approximately 1,100m<sup>2</sup> NLA.

The likely break up of retail/non-retail use is as follows:

Café	175m <sup>2</sup>
Office	520m <sup>2</sup>
Retail	<u>600m<sup>2</sup></u>
	1,295m <sup>2</sup>

### 3.3 Commercial Development North of Santorini Promenade

The remainder of the 1,500m<sup>2</sup> retail NLA allocated to the Eastern Activity Centre under LSP No. 60 is proposed to be developed north of Santorini Promenade. A site of approximately 3,145m<sup>2</sup> has been created at the intersection of Piazza Link. This site could potentially accommodate the remaining 500m<sup>2</sup> NLA (approximate) retail floorspace allocated to the Eastern Centre Zone.

Should residential development be accommodated within the commercial site, the residential density range will be R60 – R100.

Design details in respect to the commercial site north of Santorini Promenade will be subject to further investigation.

### 3.4 Mixed Use Development North of Santorini Promenade

A mixed use site of approximately 1,975m<sup>2</sup> overlooking the Village Square is proposed fronting Malia Ramble and will have a residential density range of R60 – R100.

It is likely this site will be subdivided into narrow green title lots to accommodate two storey mixed use development with commercial/office on the ground floor with residential on the second floor.

Design details in respect to the mixed use site north of Santorini Promenade will be subject to further investigation.

### 3.5 Residential Village

In accordance with LSP No. 60, the residential component of ASP No. 86 will provide a mix of lot sizes around the village centre with densities ranging from R40 to R60.

Most lots will have rear laneway access. No direct lot access will be permitted to the Neighbourhood Connectors – Santorini Promenade, Benenden Avenue and Piazza Link.

Smaller lots are proposed around the commercial and mixed use sites north of Santorini Promenade.

### 3.6 Detailed Area Plans

Detailed Area Plans will be prepared in accordance with Clause 9.14 of the Scheme, prior to any subdivision and/or development in respect to each of the different land use components – commercial, mixed use and residential.

### 3.7 Village Square

The overall design aim for the village square: *“The creation of a symbolic community gathering space, the public heart of Agora Village”*.

A concept plan and sections for the village square have been prepared by PlanE and are shown in **FIGURES 7 & 8**.

The key design principles were developed to guide the design, including:

- The creation of a welcoming, comforting and 'human' scaled environment with shelter, shade with a variety of size of spaces that would encourage people to use and linger in the square;
- Flexibility in the space and layout to accommodate a wide range of uses, from large community events i.e. farmers markets, community performances/small local concerts to small groups and individuals – for example week day work breaks and family gatherings;
- Strong connections to the adjacent neighbourhood centre on the southern side of Santorini Promenade to the school and the surrounding residential development, allowing for clear, safe and direct access to and through the village square; and
- Reflection of the existing environment landform and vegetation within the design, reinforcing the local character and helping to create a distinct sense of place.

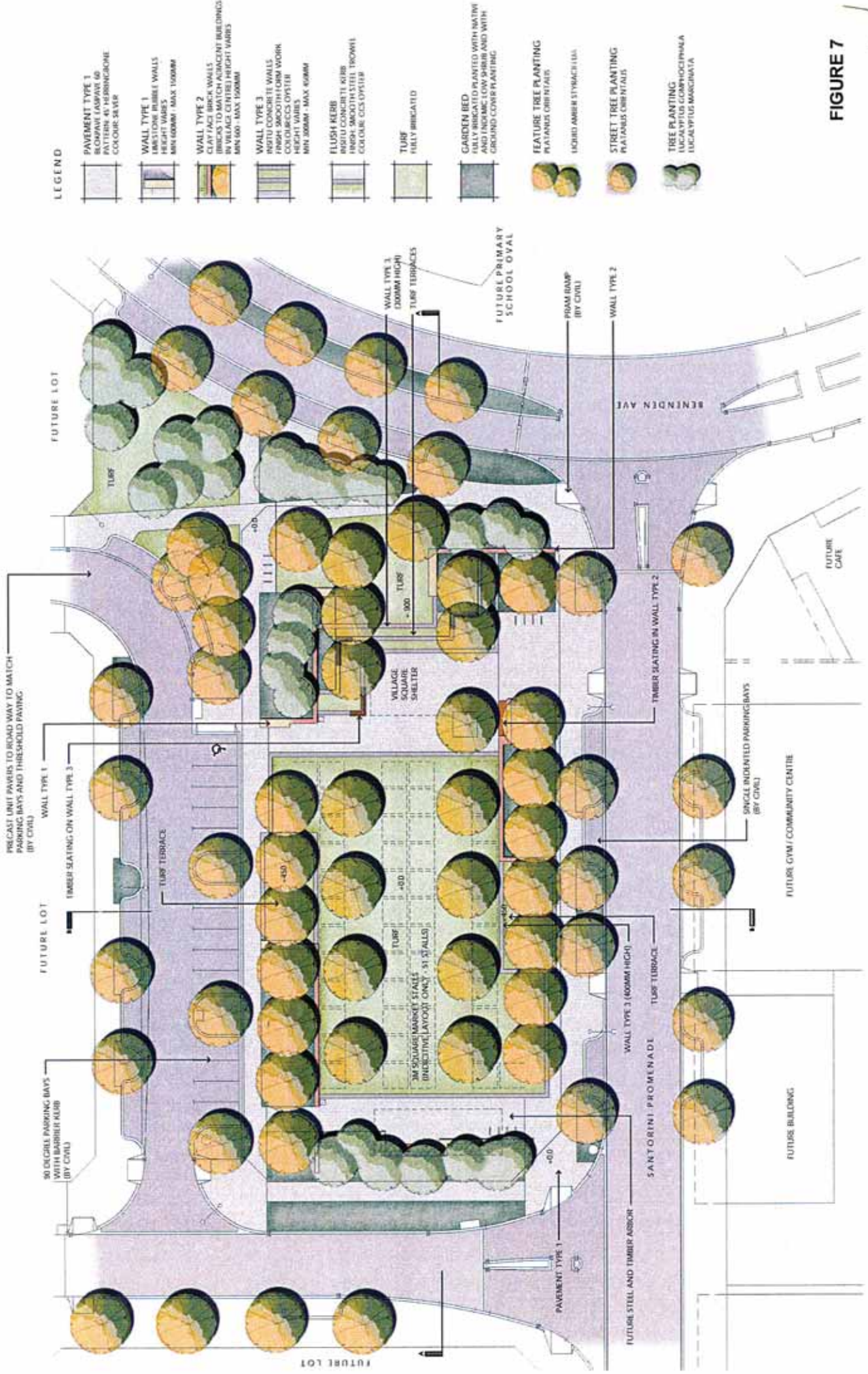
The village square design is a formal and traditional response to the aim and guiding principles, focusing around a central paved and turfed open space.

The central area of open space is framed on all sides with low walling, garden beds and tree planting, which helps to define the space as well as providing shelter from the surrounding traffic. The formality is broken down around the edges by steeping the garden beds and walls, and through changing the ground plane by terracing. This will create a raised formal stage and an adjacent flat hard paving area that can be used as a performance/market space.











The open plan of the design allows free movement through the square to and from the adjacent public open space, school oval and neighbourhood centre. The links across Santorini Promenade are aligned with the architectural design of the neighbourhood centre, reinforcing the strong connection to the centre and car park beyond.

A combination of formal and informal tree planting will further help to define and divide the space, provide shade, and together with an arbour along the western edge and the use of a mix of exotic and indigenous tree/shrub species, will create an inviting environment with seasonal variation and a meaningful connection to the existing character of the site.

An additional 5,070m<sup>2</sup> area of POS ('POS A') is proposed in the north eastern section of the modified LSP No. 86 area in order to provide a continuous landscape strip along the western side of Benenden Avenue.



**LEGEND**

-  **PAVEMENT TYPE 1**  
BLOCKPAVE (ASPAV 60)  
PATTERN 45 HERRINGBONE  
COLOUR SILVER
-  **WALL TYPE 1**  
EMISSIVE RUBBLE WALLS  
HEIGHT VARIES  
MIN 600MM - MAX 1000MM
-  **WALL TYPE 2**  
CLAY FACE BRICK WALLS  
BRICKS TO MATCH ADJACENT BUILDINGS  
IN VILLAGE CENTRE HEIGHT VARIES  
MIN 600 - MAX 1500MM
-  **WALL TYPE 3**  
PRECAST CONCRETE WALLS  
FINISH SMOOTH FORM WORK  
COLOUR GREY OPTIM  
MIN 300MM - MAX 600MM
-  **FLUSH KERB**  
PRECAST CONCRETE KERB  
FINISH SMOOTH STEEL TROWEL  
COLOUR CCS OPTIM
-  **TURF**  
FULLY BIRCHATED
-  **GARDEN BED**  
FULLY BIRCHATED WITH WATER  
SEWERAGE AND WITH  
GROUND COVER PLANTING
-  **FEATURE TREE PLANTING**  
PLATANUS ORNITHALS  
HORUS ARBON SYRACHA USA
-  **STREET TREE PLANTING**  
PLATANUS ORNITHALS
-  **TREE PLANTING**  
EUCALYPTUS CAMPHORCINNA  
EUCALYPTUS BARKHATA

**FIGURE 7**





FIGURE 8





#### **4.0 SERVICE INFRASTRUCTURE**

The issues relating to the provision of service infrastructure have been dealt with in the overall LSP No. 60 report and more specifically in the subdivision application report for Stage 1 (WAPC 139130).

The Agora Village perimeter roads including Santorini Promenade, Kells Road, Bellini Gardens and Benenden Avenue, together with Piazza Link and Malia Ramble surrounding the village green have all been constructed as part of the Stage 1 works.

This includes the provision of all service infrastructure – reticulated water, sewer, stormwater drainage, underground electricity, gas and telecommunications services.

Landscaping of the village square is currently in progress and will be finalised by September 2011.

The development of Agora Village requires further subdivision to include the 15m wide roads and 6.0m wide laneways within the residential village.

- **Roads**

Road reserve widths as depicted on the Development Concept Plan have been designed in accordance with City of Wanneroo standards and the applicable planning principles outlined in the document *'Liveable Neighbourhoods'* published by the Western Australian Planning Commission.

Road reserve widths will be sufficient to accommodate on street parking, footpaths and utilities on standard alignments as specified in the utility providers Code of Practice.

- **Water Reticulation**

The Water Corporation had advised that the subdivision is intended to be supplied with potable water from the DN 1200 supply main from the future Carabooda Reservoir.

The roads within Stage 1, including the Agora Village, can be serviced ahead of the construction of the Carabooda main via water main extensions from the existing subdivision south of the subject land.

Within the proposed subdivision of Stage 1, including Agora Village, all lots will be serviced by a combination of DN 100 to DN 250 water mains.

- **Sewerage**

Current sewerage planning for the southern portion of Stage 1, including Agora Village, is proposed by extending the existing gravity mains from the Brighton development. A sewer pump station is currently being constructed east of Landbeach Boulevard to service subsequent stages of subdivision. A rising main from the sewer pump station has been constructed within Santorini Promenade for discharge into the Quinns Main Sewer wet of Lot 1002.

- **Stormwater Drainage**

Stormwater will be discharged to infiltration type conveyance structures located in the POS areas (not within the Village Square) using current best management practices.

Three main catchments have been identified within Stage 1 discharging into separate conveyance centres identified on the drainage catchment plan.

These catchment basins are all located within POS areas outside of the Agora Village precinct.

The stormwater management network will comprise the following components:

- The minor system will include underground piped drainage network designed to carry the 5 year ARI event generated within the road reserves. Open drainage pits may be used to decrease flows in the piped system by infiltrating stormwater locally. Gross Pollutant traps (GPS) may be incorporated into the drainage system as required. Lot drainage will be contained on site by use of soakwells.
- Infiltration swales located in POS areas will generally be designed to accommodate the 100 year storm event.

The basins will be designed to maximise retention of native vegetation with the POS green spine.

In accordance with the City of Wanneroo design standards maximum water depths during a major storm will not exceed 900mm for storm events up to 1 in 10 years ARI and 1200mm for 1 in 20 years ARI and above. The side of the swales will not be steeper than 1 in 8.

- The major system will include the design of overland flow paths to carry the 1 in 100 year storm event using the road system to direct flows to the infiltration basins.

A Local Water Management Strategy has been prepared by GHD as a separate supporting document to the Local Structure Plan No. 60 document. The Water Management Strategy outlines the water management requirements consistent with existing guidelines.

The overall intention of the LWMS is to achieve the sustainable management of all aspects of the water cycle.

- **Power**

Agora Village will be serviced with power from the existing subdivision of Brighton to the south.

Underground power will connect all proposed lots to the main distribution network and switchgears and transformers will be required within the site in addition to underground cable extensions. Street lighting will be to Western Power's standard and will also be part of the electrical reticulation for the subdivision.

- **Telecommunications**

The development will be connected to existing telecommunications infrastructure to the south via service provider Opticomm and will include a high-speed internet service.

- **Gas**

The development will be connected to the underground gas network by the extensions of the existing network that has recently been extended off Marmion Avenue from Brighton to the south.

## **5.0 SUMMARY**

The Local Structure Plan for Lots 1001 and 1002 Marmion Avenue Alkimos (LSP No. 60) has been adopted by the Western Australian Planning Commission and City of Wanneroo.

Subdivision of Phase 1 within the Eastern Precinct (east of the proposed Northern Suburbs Railway) is well underway with Titles for the first three stages issued since January 2011.

The Local Structure Plan has been prepared for the Village Centre within the Eastern Precinct and includes the village square, commercial / mixed use areas and surrounding residential village.

As part of the LWP development approach, it is proposed to construct community buildings and create a social, community and commercial presence at a very early stage in the development of Trinity. Within the first stage of subdivision this includes the creation of the Eastern Village Centre 'Agora'. Subject to planning and building approvals, it is anticipated that the main buildings within the village centre will be completed by early 2012.

The village square will provide the main community focus and include highly landscaped elements, level differentiation for separate meeting places and a mix of paved, turfed and planted surfaces.

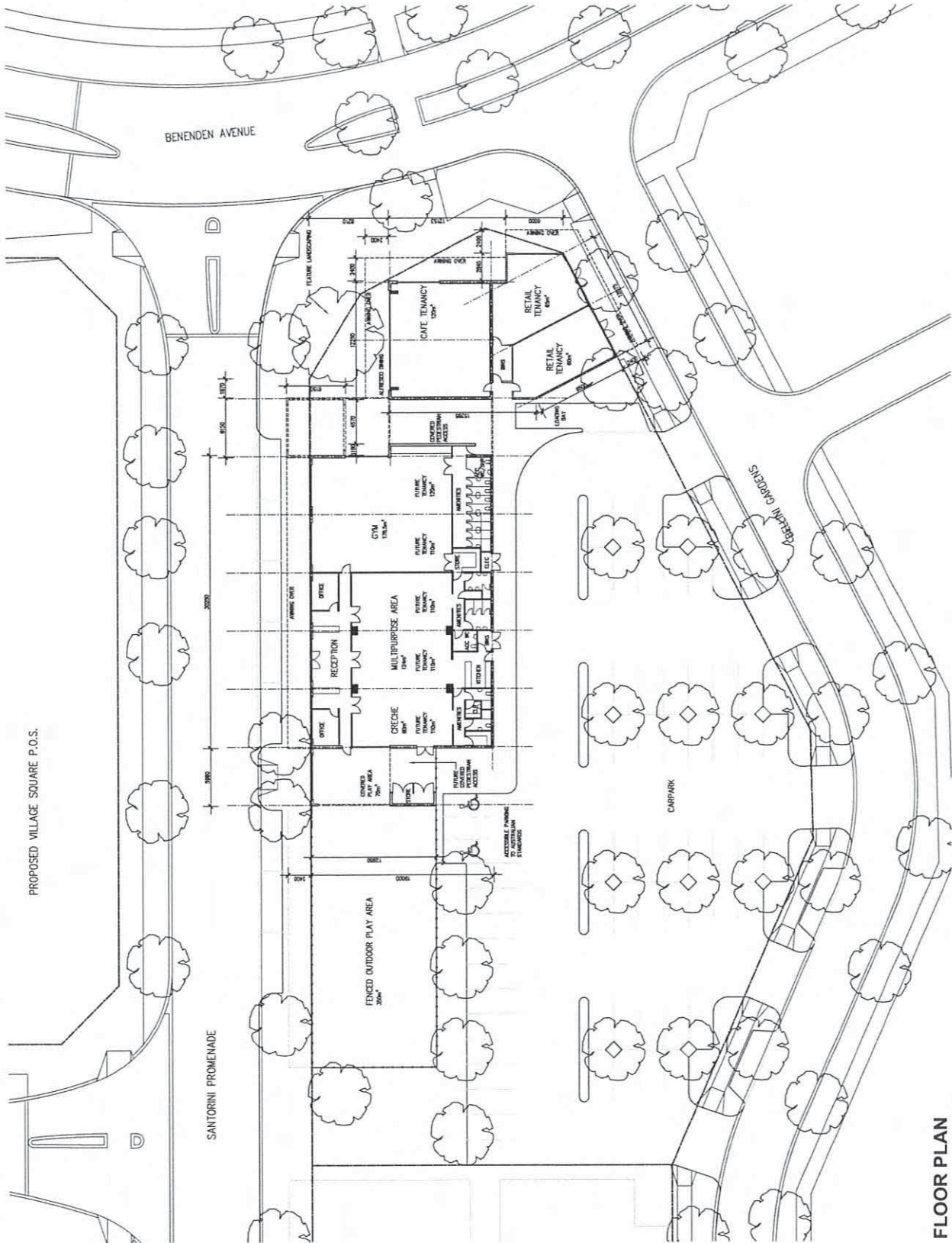
The commercial core south of Santorini Promenade will comprise 2 development sites. The use of western most site comprising an area of 1,100m<sup>2</sup> is subject to further investigation at a later stage. The retail/component of the Village Centre will be contained within the eastern site of approximately 4,000m<sup>2</sup>. The site will contain 3 buildings with a total retail floorspace of approximately 900m<sup>2</sup>. Car parking will be provided behind the buildings and pedestrian walkways will be incorporated between the buildings to provide access and linkage to the village square.

The balance of the 1,500m<sup>2</sup> retail floorspace as specified in Agreed LSP No. 60 will be provided from within the commercial site north of Santorini Promenade at the intersection with the northern neighbourhood connector road – Piazza Link. A mixed use site on the northern side of the village square has also been provided.

Outside of the commercial / mixed use core, the balance of the Structure Plan area comprises medium density residential development (R40 – R60) generally in accordance with the overall Development Concept Plan for Trinity prepared as part of LSP No. 60.

# **Attachment 1**

## **Site Plan and Elevations – Agora Village South of Santorini Promenade Taylor Robinson Architects**



**FLOOR PLAN**  
1:200 @ A1 / 1:400 @ A3

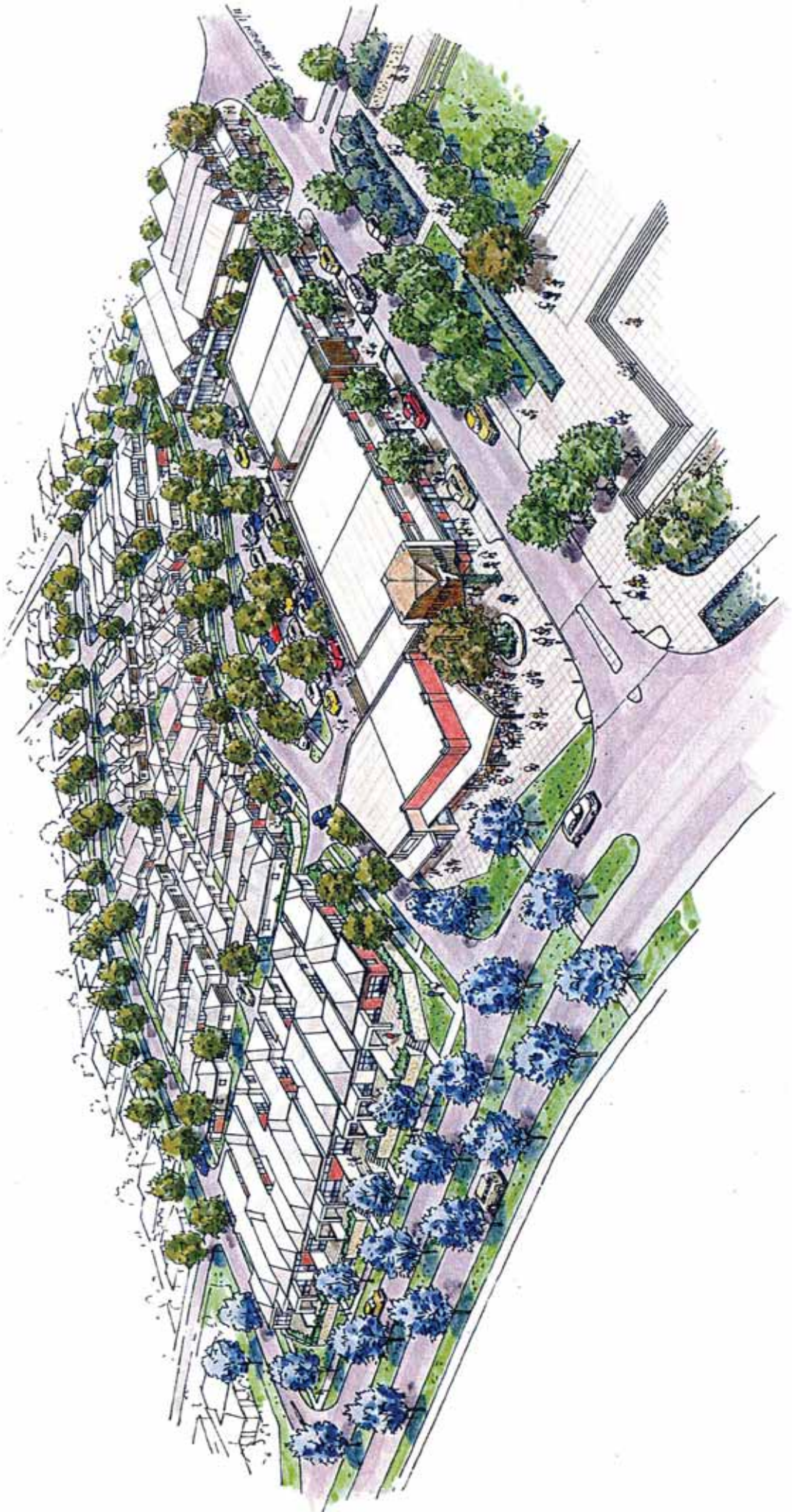
**TRINITY FOR LWP**  
Eastern Precinct  
December 2010

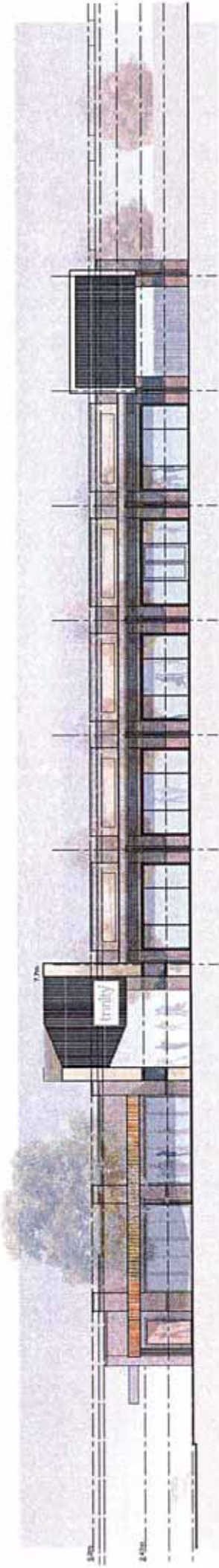
Development Approval



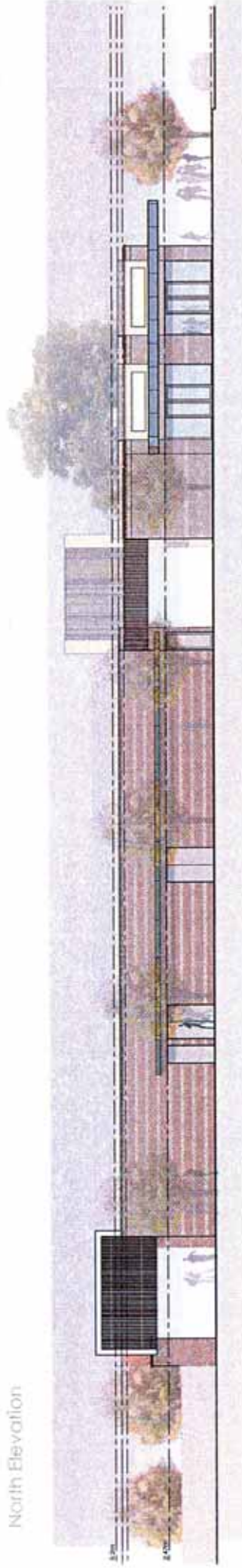
1031  
FLOOR PLAN



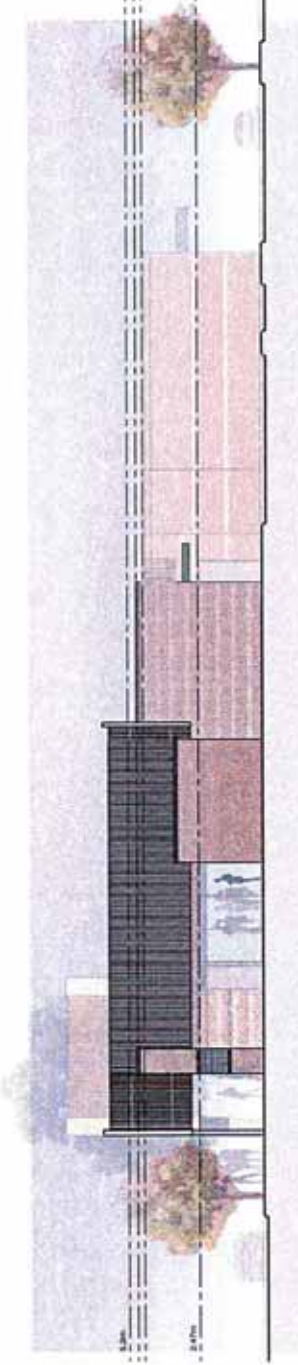




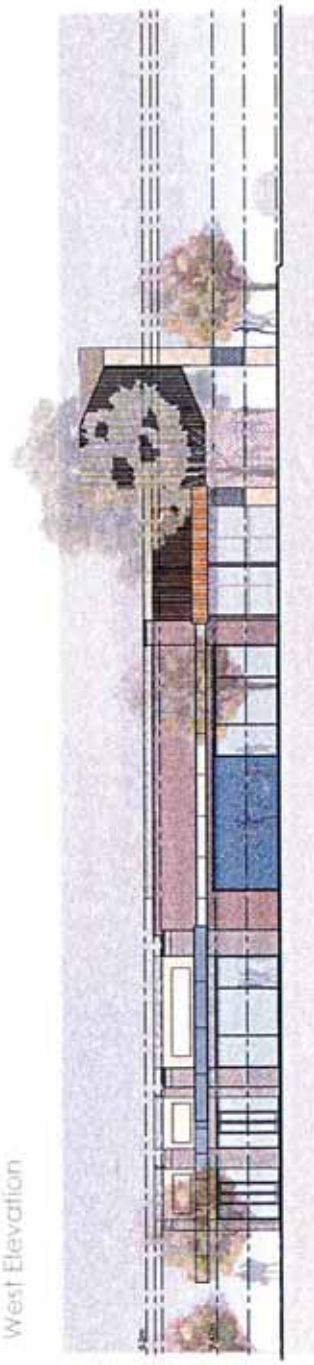
North Elevation



South Elevation



West Elevation



East Elevation