

# EGLINTON VILLAGE NEIGHBOURHOOD CENTRE

## LOCAL DEVELOPMENT PLAN

### APPLICATION OF LOCAL DEVELOPMENT PLAN

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Eglinton Agreed Local Structure Plan No. 82 (ASP 82) apply.

### VISION

This Local Development Plan (LDP) is prepared to coordinate development of a vibrant, successful neighborhood centre for Eglinton Village that maximises opportunities for integration with adjoining public open space. The Eglinton Village Neighbourhood Centre will provide much needed services and amenities within a walkable catchment for Eglinton Village residents, whilst also fulfilling the broader community's daily and weekly shopping needs in a convenient and accessible location.

### PLANNING AND DEVELOPMENT STANDARDS

#### Retail Floorspace Provision

- Pursuant to clause 5.3 b) of ASP 82, the retail floorspace provision for the 'Neighbourhood Centre - Marmion' (Eglinton Village Neighbourhood Centre) is increased from 2,051m<sup>2</sup> to 3,250m<sup>2</sup>. In accordance with the definition of retail net lettable area within District Planning Scheme No.2, the calculation of retail floorspace shall only include those areas used for 'Planning Land use Category 5 - Shop/Retail' i.e. trading floorspace used for shop/retail purposes. This excludes areas that are not used as trading floorspace and that are not accessible to the public such as 'back of house' and storage areas.

#### Primary Building Edges

Where identified, primary building edges shall:

- Have a nil setback to the footpath.
- Have a continuous frontage with a minimum façade height of 4.5 metres.
- Comprise a minimum 50% glazing for the length of the ground floor façade.
- Provide continuous pedestrian shelter that extends over the adjoining footpath.
- Provide the primary pedestrian access point from the footpath to the adjoining tenancy.

#### Secondary Building Edges

- Secondary building edges shall enhance the visual presentation of the external wall through the use of features such as glazing (only where conducive to the floor plan and use), alternative colours, finishes and textures and/or intrusions and extrusions in the wall.

#### Active Building Edges

- Active building edges shall enhance opportunities to activate and engage with the adjoining Town Square through the use of glazing to provide surveillance from internal dining areas, pedestrian access points and weather protection to encourage alfresco dining.

#### Public Open Space Interface

- Where identified on the LDP, the public open space interface shall be designed to maximise opportunities for surveillance and interaction with the adjoining public open space. This includes the coordination of site levels and facilitating pedestrian connectivity between the Town Square and the adjoining path network within the POS.

#### Pedestrian Access

- Footpaths adjoining 'Primary Building Edges' are to be a minimum of 3.5 metres wide and establish a strong pedestrian connection from the public open space to the building entry points.
- Priority pedestrian links are to be provided within the carpark in logical and functional locations. Indicative locations are shown on the LDP but shall be confirmed as part of future development applications.

#### Vehicle Access

- Intersection treatments for vehicle access points to the Neighbourhood Centre are to be provided in accordance with the LDP. Alternative intersection treatments may be considered where a Traffic Impact Assessment is provided to the satisfaction of the City of Wanneroo.

#### Landscaping

- Landscaping is to be provided in the general locations depicted on the LDP to assist screen external walls and soften the presentation of carpark areas with green edges.
- Where car parking areas abut a street, a 0.5 metre wide landscaped setback between the carpark and boundary is to be provided.
- Car parking areas are to include shade trees at a minimum rate of 1 tree per 6 car bays. Where shade structures are proposed over parking areas, trees shall be provided on the periphery of, or adjacent to, the covered area.

#### Noise Management

- A development application that includes a 'Loading Dock / Service Area' is to be accompanied by an Acoustic Assessment prepared by a suitably qualified Acoustic Consultant that outlines strategies to mitigate and manage potential impacts of noise from delivery vehicles and activities on surrounding sensitive land uses.

#### Loading Dock / Service Area

- Suitable measures to screen the loading dock / service area from view when not in use are to be demonstrated at the development application stage.

#### Future Development Site

- Buildings shall have a nil setback to the Marmion Avenue boundary and provide opportunities for surveillance of the adjoining public realm.
- A strong presentation to the corner of Marmion Avenue and Cinnabar Drive is encouraged through the use of additional building height, façade treatments and signage.
- Buildings abutting or adjacent the Marmion Avenue boundary shall enhance the visual presentation of external walls through the use of features such as glazing (only where conducive to the floor plan and use), alternative colours, finishes and textures and/or intrusions and extrusions in the wall.
- Development adjacent the POS boundary shall maximise opportunities for passive surveillance of the POS from outdoor spaces associated with the land uses and/or the building facade.
- Clause 7 'Secondary Building Edges' applies to walls facing the POS.

#### NOTES

- The LDP depicts indicative building footprints only for the purpose of spatial site planning. The buildings are subject to more detailed design which will be refined as part of the development application but shall be generally consistent with the LDP.
- The car park designs and locations depicted on the LDP are indicative only for the purpose of spatial planning. The exact configuration and location of car parks is to be refined as part of the development application but shall be generally consistent with the LDP.
- The location and alignment of pedestrian crossings are indicative only and subject to change at the detailed development application stage.
- Landscape drawings are to be submitted with development applications demonstrating compliance with the 'Landscaping' development standards of the LDP.



### LEGEND

LDP Boundary	POS Interface	Left Out Only
Future Development Site	Town Square	Left In Only
Loading Dock / Service Area	Indicative Car Park	Left In / Left Out Intersection
Indicative Building Footprint	Indicative Car Park Aisle	Left In / Right In Intersection
Primary Building Edge	Priority Pedestrian Link	Left Out / Right Out Intersection (Service / Delivery Vehicles Only)
Secondary Building Edge	Click and Collect	
Active Building Edge		