

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, connected 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 2,051m² to 3,250m². 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 and minimise the appearance of blank walls through the use of features such as glazing, 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 Village Plaza 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 Village Plaza 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 generally in accordance with the LDP and may need to be supported by a Traffic Impact Assessment and swept paths at the development application stage. 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 with screening external walls and soften the presentation of carpark areas with green edges.

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.

Interface to Marmion Avenue

- 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 and minimise the appearance of blank walls through the use of features such as glazing, 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 and DPS 2.



LEGEND

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