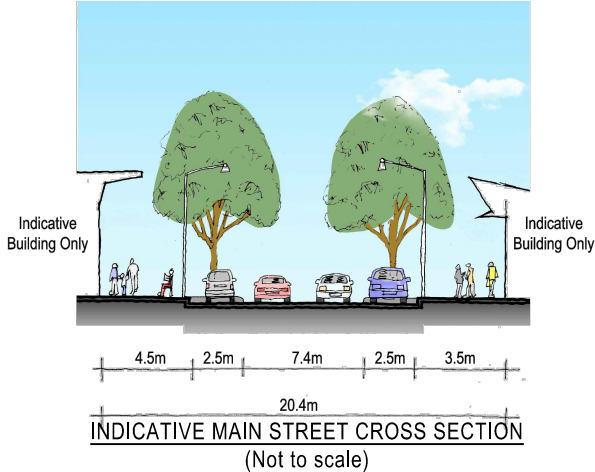


LEGEND

- LDP Boundary
- Neighbourhood Centre Main Street
- Potential Residential Precinct
- Indicative Car Park and Aisle Location
- Service / Delivery Route
- Town Square
- Loading Area
- Screen Wall
- Landscaping
- Active Building Edge
- Secondary Building Edge
- Key Pedestrian Link
- Supermarket 'Click & Collect'
- Indicative Building Location  
(notional building footprint only and subject to review at detailed design)
- Fuel Canopy
- Drive-thru
- Pedestrian Crossing
- Entry Statement
- Full Movement Intersection
- Full Movement Intersection  
- Service / Delivery & Staff Vehicles Only
- Left In / Left Out / Right In Intersection
- Left In Intersection



PARKLAND HEIGHTS NEIGHBOURHOOD CENTRE

LOCAL DEVELOPMENT PLAN 1

APPLICATION OF LOCAL DEVELOPMENT PLAN

The provisions of this Local Development Plan (LDP) are in addition to any requirements under Local Planning Scheme No.2 (LPS No.2) and any development control provisions prescribed under a Local Structure Plan.

DEVELOPMENT STANDARDS

Main Street

- The main street shall be designed as a low-speed traffic environment that prioritises pedestrian movement over vehicles. Traffic-calming measures should be incorporated into the design with pedestrian crossings provided that generally align with entrance points to buildings.
- The main street shall accommodate on-street parking as well as loading zones for service vehicles on each side of the main street where practical and safe.
- The main street shall be designed for a high-level of pedestrian amenity and incorporate features such as street furniture, low planting, street trees and lighting where practicable and safe.

Active Building Edges

Where identified, active building edges shall:

- Have a nil setback to the footpath.
- Have a continuous frontage with a minimum building façade height of 5.5m.
- Comprise a minimum of 60% glazing for the length of the ground floor facade.
- Provide continuous pedestrian shelter that extends over the width of the adjoining footpath to the extent that they do not pose a hazard for passing vehicles (eg. delivery and service trucks).
- Comprise 'preferred' uses with the exception of where entry points are required for access to internal shopping centre pedestrian malls and buildings denoted with a # symbol. 'Preferred' uses include 'fast food outlet', 'market', 'restaurant', 'small bar', 'tavern', and 'shop'. Other uses may be considered in accordance with Clause 4.1 of the Parkland Heights Local Structure Plan and Table No.1 - Zoning Table of LPS No.2.

Other Building Facades

- With the exception of 'Active Building Edges' and walls adjoining loading areas, building facades should avoid blank walls to enhance visual presentation through the use of features such as glazing (where conducive to the floor plan and use), alternative colours, finishes and textures and/or intrusions and extrusions in the wall.
- In addition to the above, 'Secondary Building Edges' are to be designed to provide visual relief through an architectural response.

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 Rockingham.

Pedestrian Access

- Footpaths adjacent 'Active Building Edges' are to have a minimum width of 4.5m in order to accommodate alfresco dining opportunities and pedestrian movement. A reduction to 3.5m wide may be considered where alfresco dining is not proposed or contemplated by the specific land use.
- For buildings abutting the main street, primary pedestrian access to building entries is to be provided from the main street.

Landscaping

- Landscaping strips a minimum of 2.0m wide are to be provided within the property boundary in the general locations depicted on the LDP. Timing for the installation of the landscaping is to coincide with the construction of the adjoining car park to provide screening.
- Where landscaping strips adjoin car parking areas, loading areas and buildings facades, the Landscape Plan that accompanies the Development Application is to provide details that demonstrate screening of these areas through the use of shrubs and tree planting.
- A minimum of 10% of the site area should be provided as landscaping. This may include shade trees and landscaping areas within car parks.
- 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, the requisite number of trees may be provided on the periphery of, or adjacent to, the covered area.

Potential Residential Precinct

- The north-west corner of the site identified as a 'Potential Residential Precinct' may be developed for residential purposes where it can be demonstrated that the land is not necessary to satisfy the parking requirements for the Neighbourhood Centre.
- Should residential development be proposed within the 'Potential Residential Precinct' at a future stage, a separate LDP will be required in order to coordinate vehicle access and built form outcomes.
- A separate LDP for the 'Potential Residential Precinct' shall consider and respond to potential sources of noise emanating from the Neighbourhood Centre. The LDP should be accompanied by an Acoustic Assessment prepared by a suitably qualified Acoustic Consultant that identifies potential sources of noise and outlines strategies to mitigate and manage the potential impact of noise on dwellings.

Noise Management

- A Development Application that includes a 'Loading Area' depicted on the LDP is to be accompanied by an Acoustic Assessment prepared by a suitably qualified Acoustic Consultant that outlines strategies to mitigate and manage the potential impacts of noise from delivery vehicles and activities on surrounding sensitive land uses.
- The screen wall is to be articulated and finished in materials and colours that match the overall development and seek to minimise the potential impact of bulk and form on the streetscape.

NOTES

- The LDP depicts indicative building and intersection locations only for the purpose of spatial planning. The building and intersection locations 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 site 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 indicative 'Main Street Cross Section' depicted on the LDP has been prepared for illustrative purposes only and is subject to refinement at the Development Application stage. Widths and dimensions may vary from those shown on the indicative cross section as part of the detailed design process.
- Building truncations that maintain appropriate visual sightlines at the corners of intersections are to be demonstrated at the Development Application stage.
- The location and number of on-street parking bays is indicative only and subject to more detailed design at the Development Application stage.
- The location and alignment of pedestrian crossings are indicative only and subject to change at the detailed Development Application stage.
- Stormwater management on the site is to be in accordance with the approved addendum to the Parkland Heights Local Water Management Strategy dated 22 February 2018 in accordance with WSUD principles.
- Design details for intersection treatments are to be provided at the development application stage.
- Landscape drawings submitted with development applications are to include details of landscaping within verge areas.
- Trees along the perimeter of the site as depicted on the LDP are to be planted at a rate of one tree every 10 metres where vehicle access, parking and sightlines permit.

THIS LDP HAS BEEN APPROVED BY THE CITY UNDER SCHEDULE 2, CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

MANAGER, STATUTORY PLANNING

21 June 2024

DATE