

SPIRES NEIGHBOURHOOD CENTRE DEVELOPMENT:
LOT 9005, FUTURE LOT 461 NAIRN DRIVE & LOT 462 EIGHTY ROAD

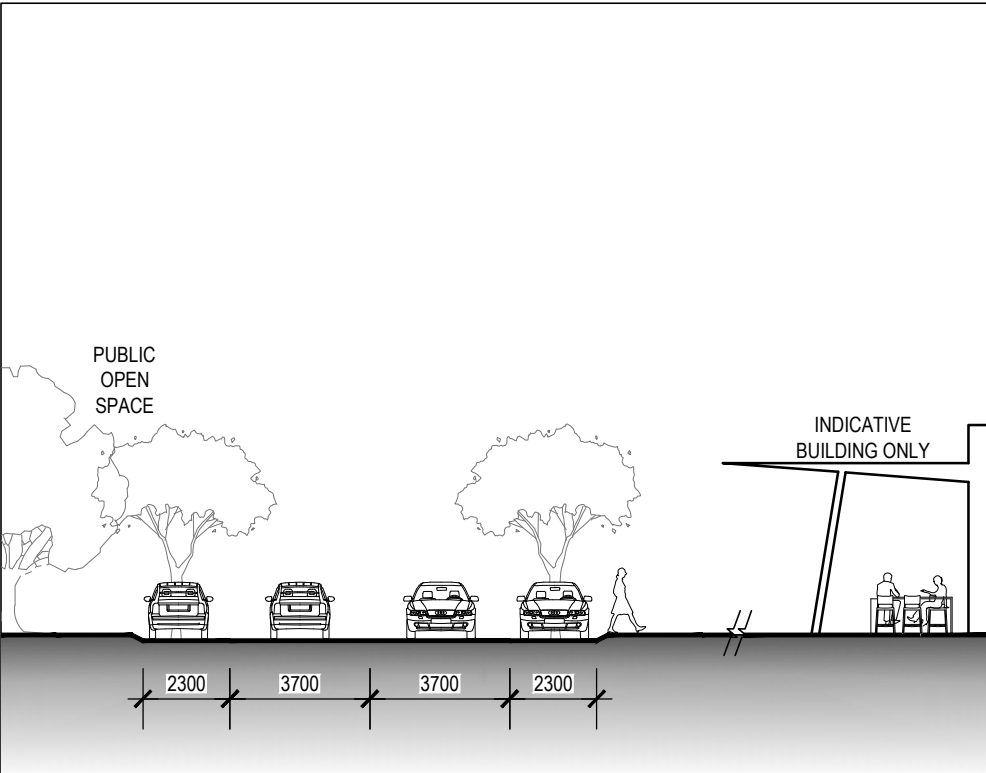
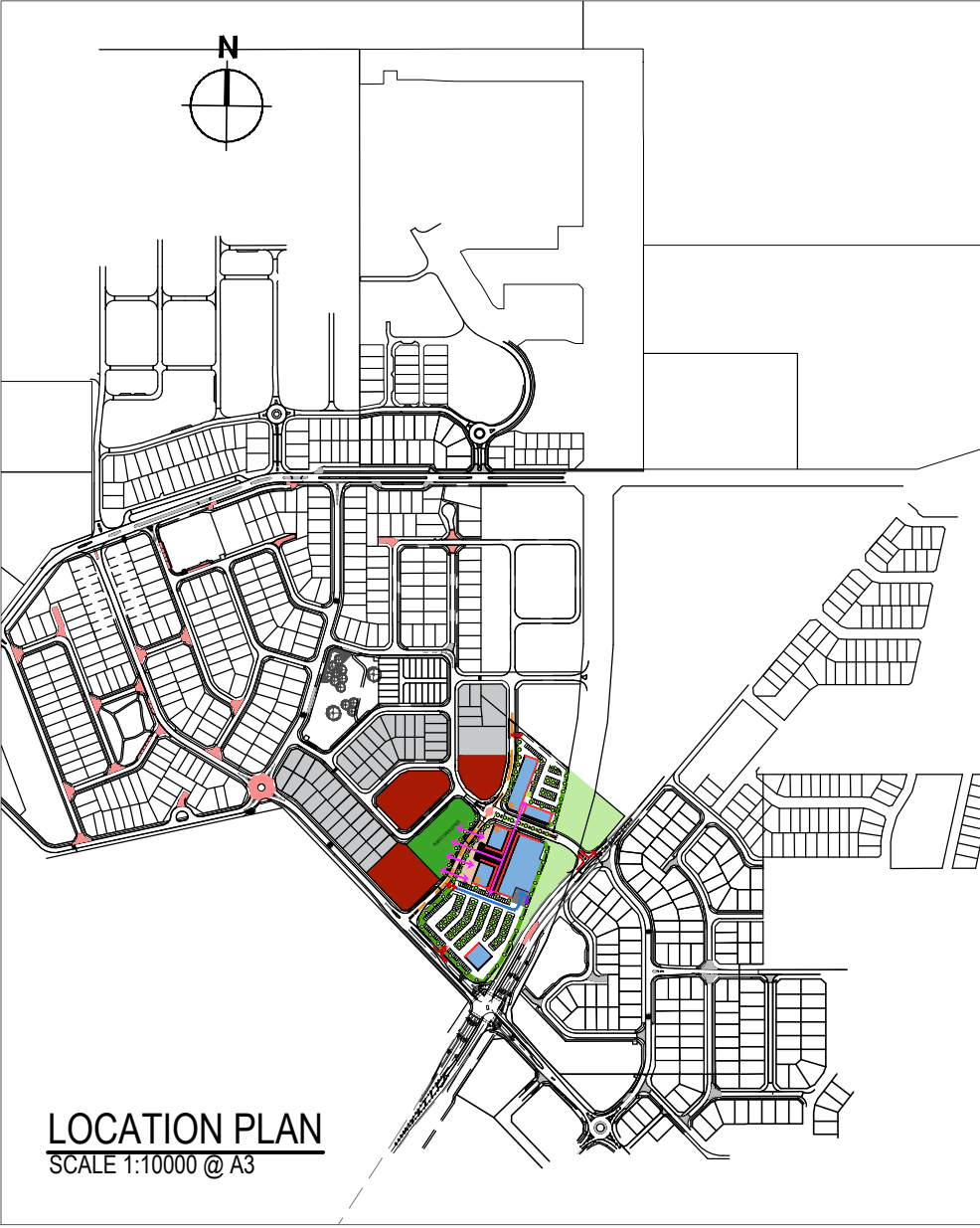
APPLICATION OF LOCAL DEVELOPMENT PLAN
The provisions of this Local Development Plan (**LDP**) are in addition to any requirements under Local Planning Scheme No. 2 (**LPS2**) and any development control provisions prescribed under a Local Structure Plan.

- OBJECTIVES**
- i. Establish a 'Main Street' based Neighbourhood Activity Centre, of a scale appropriate to its role as a focal point for the local community.
 - ii. Provide context for higher-density residential development that capitalises on proximity to local services.
 - iii. Provide an entry statement to the surrounding development.

DEVELOPMENT STANDARDS
All development in the LDP area should be consistent with the LDP and the following standards:

- Structure**
- The street annotated as 'Yellowstone Road' must be the main street for the neighbourhood centre.
- 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, 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 practical and safe.
- Street Interface**
- All buildings must provide passive surveillance of adjacent street reserves by means of active frontage.
 - Delivery, loading and storage areas must be located and screened to minimise the visual impact on the public realm.
 - Street elevations to be designed to create visual interest through building form, articulation of walls & openings, architectural features, texture & colour, with particular interest given to ground floor level.
- Primary Active Street Frontages**
Where identified, primary active street frontages shall:
- Have a nil setback to the footpath.
 - Have a continuous frontage with a minimum building facade 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 they do not pose a hazard for passing vehicles (e.g. delivery and service trucks). Final design of pedestrian shelter to be designed to incorporate street tree canopies.
- Secondary Active Frontage**
- Where identified, secondary active frontages are to be designed to provide visual interest through an architectural response.
 - Secondary building edges shall have a nil setback to the adjoining footpath, have a continuous frontage with continuous pedestrian shelter and a minimum of 60% glazing. Final design of pedestrian shelter to be designed to incorporate street tree canopies.
 - Secondary Building Edges shall have a minimum height of 5.5m with additional height where architectural responses are required.
- Other Building Facades**
- With the exception of 'Primary Active Street Frontages', 'Secondary Active Street Frontages' 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.
- Community Plaza**
- The 'Community Plaza' should be designed to provide landscaping, shade, public bench seating/casual seating opportunities, alfresco style dining, and children's play space.
- 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 Transport Impact Assessment is provided to the satisfaction of the City of Rockingham.
- Pedestrian Access**
- For buildings abutting the main street, primary pedestrian access to building entries is to be provided from the main street.
- Landscaping**
- The paving material used for the footpath must be carried across driveways to maintain visual continuity of the pedestrian network & aid pedestrian legibility.
 - Where landscaping strips adjoin car parking areas, loading areas and buildings facades, the Landscape Plan that accompanies the Development Application is to provide details demonstrating screening of the 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/shade devices at a minimum rate of 1 tree per 6 car bays.
 - Street trees are to be planted at a rate of one tree every 10 metres where vehicle access, parking, and sightlines permit.
 - The 'Special Landscape Areas' noted on the LDP shall be landscaped to provide screening to the adjacent car park area, as seen from Nairn Drive and Amazon Drive, to the satisfaction of the City of Rockingham.
- Robustness**
- The ground floor of all buildings in the commercial area must be designed with a minimum 'floor to ceiling' height of 3.2 metres.
 - The ground level of all buildings in the commercial area must be designed for disabled access regardless of the initial use.
- Noise Management**
- A Development Application that includes either of the 'Loading Areas' 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.

- DEFINITIONS**
For the purposes of this LDP the following definitions will apply:
- Active (street or building) frontage: An active frontage shall incorporate shopfronts (to retail, office or other commercial uses) with a minimum of 60% of the ground floor street frontage as transparent glazing that allows connectivity between the inside and outside of the building.
 - Architectural response: An architectural response shall consist of a prominent feature that provides visual emphasis. It may consist of a raised and/or projecting building element, significant roof form, a differentiation of material or a significant opening(s) or balcony/verandah structure.
- 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 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.
 - All stormwater generated by the development must be managed in accordance with the City of Rockingham's Local Planning Policy 3.4.3 - Urban Water Management to the satisfaction of the City.
 - Building truncations to maintain appropriate visual sightlines at the corners of intersections. Truncations 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.
 - 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.
 - The provision for signage is to be incorporated into the design of the built form at the development application stage.
 - The location of short term bicycle facilities are to be provided at the development application stage.



INDICATIVE MAIN STREET SECTION
NOT TO SCALE

APPROVAL
This LDP has been approved by the City of Rockingham pursuant to clause 52(a) of the Deemed Provisions

Manager, Statutory Planning

10 / 3 / 2021

Date

ISSUE FOR APPROVAL



PROJECT		
SPIRES COMMERCIAL LOT 9005, FUTURE LOT 461 NAIRN DR & LOT 462 EIGHT RD		
TITLE		
LOCAL DEVELOPMENT PLAN		
SCALE		
VARIES	YN	LA
PROJECT #		
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