



LEGEND

Preferred Land Use

- LDP Area** (Dashed line)
- Retail and Commercial** (Blue): Speciality retail shops, office, commercial and medical.
- Supermarket Site** (Grey): Supermarket and Specialty retail.
- Key Service Area** (Hatched): Located away and screened from, the public domain.

Public Domain

- Primary Gateway** (Yellow box): Feature landscaping and built form to create sense of arrival to centre.
- Secondary Gateway** (Red box): Feature landscaping and built form to create sense of arrival to centre.
- Landmark Buildings** (Red asterisk): Built form to present high quality interface to public realm.
- Malarkey Road** (Orange line): Boulevard landscaped treatment, widened to 30m to include on-street parking, footpaths and pedestrian crossings.
- Multiple Use Corridor Access Road** (Purple line): Slow speed environment with on-street parking, quality landscape treatment and footpaths.
- Landscaping** (Green circles): High quality landscaping along key public interface areas to screen parking and service areas.
- Footpaths** (Orange dashed line): Pedestrian and cycling access.
- Parking** (Light green): Landscaped Parking areas.

LDP Provisions - Neighbourhood Centre

General Planning Requirements:

- Retail and commercial development will address Malarkey Road and Thomas Road.
- A supermarket will be provided east of Malarkey Road.
- Speciality retail stores are to be provided externally to the supermarket and may comprise either separate stand-alone tenancies, or in a 'sleeved' format.
- As per District Structure Plan a total of 5,000m² of retail floor space is allocated to the Neighbourhood Centre. 4,000m² of this floor space is allocated to the site east of Malarkey Road and 1,000m² west of Malarkey Road.

Movement Network:

- On-street parking to be provided on adjacent roads.
- To limit vehicular/ pedestrian conflict, the number of crossovers to car parks is to be provided in accordance with the LDP.
- Provision is to be made for delivery and service vehicles to have rear access to buildings screened from public view. Where development is sleeved, rear/ internal access opportunities are to be provided.

Parking:

- All commercial development is to provide parking internally within each site, formalised through reciprocal parking arrangements where required.
- The amount and location of parking will be subject to detailed design based on the land use requirements.
- On-street parking bays will be considered as part of the overall parking provision.
- Landscaping is to be provided as part of onsite parking considering design aspects such as shade provision and the screening and softening of parking areas.

Security and Lighting:

- Building entries, service areas and car parks are to be well lit to ensure safe after hours use.
- Building design is to contribute to the creation of a safe environment by avoiding the creation of 'blind' spaces. Building design should also facilitate informal surveillance of surrounding open space areas through the appropriate orientation of entries and glazing

Services:

- Waste and vent pipes, cable ducts, air conditioning and evaporative cooling plants, antenna, satellite dishes, solar panels and rubbish bins are to be concealed from the street or public view.
- Air condition plants are to be located or acoustically screened to minimise the level of noise intrusion into neighbouring properties.

Articulation and Facades:

- For all uses the finished floor level to match the abutting sidewalk level at entrances, to facilitate universal access requirements (variations may be permitted where alternate treatments are compliant with universal access requirements).
- Development on corner lots is required to address both the primary and secondary streets. A second street facade is to be articulated and feature a suitable level of detailing including windows, in a manner consistent with the primary street elevation.
- Blank walls abutting or facing public spaces are not permitted.
- A dominant masonry material is to be complemented by minor elements of alternate material or finishes as well as glazing.
- Where tilt up, precast concrete or similar is proposed for external walls, the design shall provide components of detailed, changes in colour, texture and/or pattern and the use of glazing.
- On all primary streets at least 2 different material finishes are required in addition to glazing.

Drainage and Water Management:

- The Thomas Road drain to be designed, constructed and landscaped within a drainage corridor or equivalent, to cater for the 1:100 year ARI, to the satisfaction of the Shire.

Landscaping:

- Landscaping is to allow for surveillance of public areas.
- Landscaping within parking areas shall comprise of low hedging and shrubs and trees that provides for screening on cars whilst still facilitate clear visibility for surveillance and safe pedestrian movements through the site.
- Landscaping to be provided for commercial developments in accordance with the Shire of Serpentine Town Planning Scheme No.2.

Signage:

- Subject to signage strategy.

Residential:

- Medium density residential development is permitted on upper floors only.

This Local Development plan has been approved by the Shire of Serpentine Jarrahdale in accordance with clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Coordinator Planning Services
Shire of Serpentine Jarrahdale

Date: 14 July 2016