

B7 – Southern Neighbourhood Centre

1.0 Introduction

1.1 Land to which this Part Applies

This Part B DCP applies to the Southern Neighbourhood Centre land outlined in red in **Figure 1**.



Figure 1: Land to which this part applies.

1.2 The Purpose of this Part

The purpose of this part is to outline the vision for, and facilitate development of, the Southern Neighbourhood Centre.

1.3 Relationships to Oran Park Part A DCP 2007

Development in the Southern Neighbourhood Centre should be consistent with the following:

- the provisions of this Part B DCP; and
- the relevant sections and clauses of the Oran Park Part A DCP 2007, including but not limited to Clause 5.2.

Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

1.4 Structure of this Part

This Part is structured as follows:

Section 1: sets out the administrative provisions of this Part.
Section 2: outlines the vision for the Southern Neighbourhood Centre.
Section 3: outlines the key controls and principles for the Southern Neighbourhood Centre.

2.0 Vision and Development Objectives

2.1 Vision for the Southern Neighbourhood Centre

This vision for the southern neighbourhood centre is to create a small scale, high quality commercial precinct which will service the needs of the local community.

The centre is nestled adjacent to excellent open space amenity being the lake and riparian corridors and should be designed to interface seamlessly into the surrounds.

The Southern neighbourhood centre should prioritise the creation of alfresco spaces which interface with the adjacent open spaces to create great flexible spaces for businesses to operate and people to gather.

The Centre is likely to include a mix of neighbourhood scale activities, such as a small-format supermarket, specialty shops, restaurants/cafes, gym, newsagents, tavern, real estate offices and commercial offices.

The built form and public domain of the centre will be of architectural design that suits its location nestled in picturesque open space on the rural fringe of the South West Growth Centre.

The neighbourhood centre is envisaged to have a high level of interaction and connectivity with the surrounding key open spaces and the active transport network through the adjacent development. These active transport links will assist in creating a centre which is highly accessible for the community and will be symbiotic with the surrounding amenity.