

Explanatory Sheet – Neighbourhood Centres

What are Neighbourhood Centres and where are they located in the Town?

Neighbourhood Centres are a more localised type of Activity Centre within a hierarchy of several types of activity centres across the Perth Metropolitan area that provide essential services and act as a mixed use hub to service the needs of the locality.

There are two (2) Neighbourhood Centres in the Town:

- Empire Village located on Gayton Road, City Beach
- Ocean Village located on Kilpa Court, City Beach

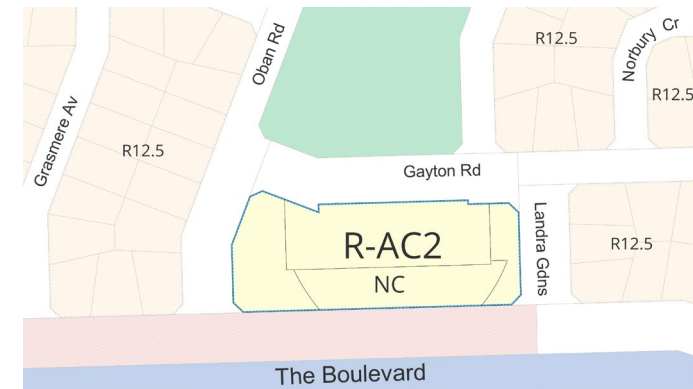


What is proposed in LPS2 for the Neighbourhood Centres?

To accommodate the additional dwellings and employment floorspace required by the Town's Local Planning Strategy, the following is proposed for each:

Empire Village – Gayton Road, City Beach

- Upcoding current Empire Village site to R-AC2 to accommodate an indicative building height of 7 storeys and increase employment floorspace to meet the targets set by the Town's endorsed Local Planning Strategy.



Ocean Village – Kilpa Court, City Beach

- Retain the density coding of the Neighbourhood Centre site as R-AC0.
- Modify the Neighbourhood Centre zone area to reflect the Ocean Village development site.
- Increase the density coding for the adjacent Residential lots to R-AC3 to accommodate residential development indicative of 6 storeys.

