



# Dalyellup District Centre



Artist's impression of Main Street

## District centre plan released

The plan of the proposed new Dalyellup district centre has been advertised for community comment. The outline development plan proposes two supermarkets, a discount department store, specialty shops, local business and service uses, and medium density housing. Community feedback is being sought on the plan before final approval by the Shire of Capel and WA Planning Commission.

## The vision

Dalyellup district centre will be an attractive, diverse, safe and sustainable activity centre with a unique urban village character and will provide a focus for shopping, business, community and recreation activities for the use and enjoyment of the local community and wider district.

*"The planning for Dalyellup district centre is a wonderful opportunity to recreate the traditional main street shopping centre in a modern-day environment. The aim is to create a vibrant district centre which will provide a shopping, commercial, social, cultural and civic focus for the Dalyellup community. Obtaining the involvement of the local community is critical to the achievement of a flourishing centre which the residents of Dalyellup will value."*

Nigel Satterley, Chief Executive of the Satterley Property Group.



## The concept plan

The concept plan for the district centre reflects feedback received from the community, current planning policy, and contemporary urban design.

Dalyellup district centre will be developed as a traditional main street town centre with pedestrian friendly streets lined by attractive buildings and with convenient, comfortable and attractive public spaces. The centre will contain shops, offices, showrooms, cafes, restaurants and community activities located near to each other to enhance the vitality and attractiveness of the centre. A variety of housing types, including housing mixed with office uses for home-based businesses, will offer a range of housing choice.

## Precincts

The centre will be arranged into precincts each with a distinct character.

The main street precinct will be the focus for shopping and related activities such as cafes, restaurants and local offices.

The north-south main street will intersect with an east-west pedestrian link at a "town square" which will be the shopping hub of the centre.

The main street and east-west link will have continuous shopping frontages and other street based uses, such as alfresco dining. The retail core will include two supermarkets and a discount department store. Specialist shops will sleeve the frontages of the supermarkets and discount department store to provide streetfront activity.

The main street and town square will be lined with trees for shade and shelter, and will include provision for casual seating, public art and planting. The town square will provide scope for community activities, such as art displays, street entertainment and fundraising activities.

The east-west pedestrian link will connect the town square with the car parks to the rear of the shops, and further to the west with the nearby wetland conservation reserve and public open space.

The business precinct is located to the east of the main street core towards Bussell Highway and with frontages along Norton Promenade. The business precinct is an important gateway

to the centre and will include a range of showrooms (such as whitegoods, lighting, carpets, outdoor furniture, automotive accessories, and bicycles and accessories), local service uses (such as swimming pool supplies, garden equipment and supplies, and party hire), indoor recreation, offices, consulting rooms and businesses primarily serving the local area.






The main street will culminate at its southern end in a civic precinct which will be the focus for community activity. This precinct will have a public square framed by a civic building providing a community focal point and a landmark at the end of the main street.

The residential and mixed use precinct provides a transition between the main street and business precincts and the surrounding residential areas. This precinct will consist of a range of medium density housing, including two storey terraced townhouses with opportunities for live-work housing and home-based businesses.

The residential precinct will accommodate a variety of predominantly medium density housing types including single residential, traditional and cottage lots. The R60 coding will also provide the opportunity for grouped housing, townhouses, and low-rise apartments and maisonettes.



**PRECINCTS**

-  RETAIL CENTRE CORE (MAIN STREET)
-  BUSINESS
-  CIVIC
-  RESIDENTIAL AND MIXED USE/HOME-BASED BUSINESS
-  RESIDENTIAL

## Dalyellup Town Centre Concept Plan

### Precinct A: Retail Core

A main street setting incorporating a mix of uses including a supermarket, speciality retailing and entertainment.



### Precinct B: Business

Building Design adding to street appeal and creating an attractive commercial gateway to the District Centre.



### Precinct C: Civic

Modern landmark building design that positively encourages interaction with open park land setting.



### Precinct D: Residential and Mixed Use

Medium density residential and mixed use buildings framing the edge of the retail core.



### Precinct E: Residential

An attractive residential built form that compliments the scale and density of surrounding development.



## Getting around the centre

A ring road is planned around the retail core providing access to the centre and associated car parks. Local streets and laneways with relatively low traffic speeds and volumes will provide direct access to properties and car parks.

The main street will be designed as a traffic-calmed environment flanked with high quality pedestrian spaces, and kerbside and median parking. The width of the main street will be reduced where the east-west pedestrian link crosses, to give priority to pedestrians, and to create a comfortable and attractive public space around the town square.

Every opportunity will be taken to provide on-street parking throughout the centre for ease of access. The major off-street car parks are in convenient locations, accessible from the main street and ring road, and largely screened by buildings so as not to be visible from the main street and surrounding streets.

Pedestrian circulation will be convenient and safe and there will be good access from the residential neighbourhoods for pedestrians and cyclists by an interlinked system of footpaths, shared paths and on-street cycle lanes.

The centre will be served by two planned bus routes. One route is based on the existing Route 401 which is proposed to be directed through the district centre along the main street. A second proposed route will be introduced when the demand arises and will travel around the district centre.

## Built form and landscaping

The built form will be designed to give a distinct character to the centre and contribute to the amenity and vitality of the public spaces. Generally, buildings will not exceed three storeys in height reflecting the character of Dalyellup and community views.

High quality landscaping will be designed into the town square, civic square, the main street and other public spaces.

Buildings and open spaces will be designed with the safety and security of the public in mind using contemporary “designing out crime” approaches such as clear sight-lines and natural surveillance, safe movement and access, and clearly defined ownership for the legitimate use of private, public and communal space.





## When will it happen?

The plan provides the framework to guide development of the district centre. The centre will be staged and it will be several years before the full development is completed.

The stage 1 development will focus on the main street including a full line supermarket, specialty shops, associated parking, and possibly a tavern and medical centre. This is expected to start in 2012.

The stage 2 development will include the discount department store, additional main street retail and parking west of the main street. Stage 3 is proposed to comprise a second supermarket and adjacent parking.

The business precinct will be developed independently of the shopping and is likely to start in 2013/2014.

The residential and mixed use development along Norton Promenade, Parade Road South and the southern ring road will also be developed independently of the shopping and is likely to start in 2014.

The land comprising the civic precinct is to be transferred to the Shire of Capel for civic and community purposes and the timing of development will depend on the proposals and program of the Council.

## Your opportunity to comment

The Shire of Capel has approved advertising of the Dalyellup District Centre Outline Development Plan for public comment from Thursday 27 January until Thursday 3 March 2011.

This brochure provides an insight into the main features of the plan for the new district centre.

You can view the full report on the District Centre Outline Development Plan at the municipal offices of the Shire of Capel and the Dalyellup Library, and on the Shire's website [www.capel.wa.gov.au](http://www.capel.wa.gov.au).

A community information day will be held on Saturday 5 February 2011 between 9.00am and 1.00pm at the Dalyellup

Beach Community Centre. You are invited to come along to view the plans and meet members of the Satterley project team who will be available to answer questions.

If you have any comments or thoughts on the plan please submit these in writing to:

Submissions  
Dalyellup District Centre Outline Development Plan  
Shire of Capel  
PO Box 369  
Capel WA 6271