



AMENDMENT NO. 8

TO THE

LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS

AGREED STRUCTURE PLAN NO. 60

RECORD OF AMENDMENTS MADE TO THE LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS

AGREED STRUCTURE PLAN NO. 60

Amendment No.	Summary of the Amendment	Date approved by WAPC
1.	Variations to Residential Design Code Provisions for R20 and R25 front loaded lots	19 September 2011
2.	<ul style="list-style-type: none"> • Realigns the neighbourhood connector road structure in the northern and central parts; • Removes a portion of the 'Other Regional Road' reservation for Romeo Road and includes the land in the Residential zone. • Zones an area defined as 'subject to further planning' east of the Northern Suburbs Railway as Residential zone; and • Rationalises the boundary between the Centre and Residential zones east of Marmion Avenue. 	12 December 2014
3.	<p><u>Map Modifications</u></p> <ul style="list-style-type: none"> • Extending a neighbourhood connector in the northern part. • Zoning the areas defined as 'subject to further planning' as described below: <ol style="list-style-type: none"> i. An area east of Marmion Avenue and south of a neighbourhood connector to 'Residential' and 'Business' zone. ii. An area south of Romeo Road to 'Business' Zone, 'Residential' Zone and 'Service Industrial' Zone. iii. An area west of Mitchell Freeway to Residential zone with extension of 'environment response housing' to the east. • Reserving an identified pump station in the east portion as 'Public Use'. <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> • Introducing new statutory provisions for the Business and Service Industrial Zone with appropriate land use controls 	24 May 2016

4	<p><u>Map Modifications</u></p> <ol style="list-style-type: none"> 1. Removing the Western 'Environmental Response Housing' precinct and re-coding it from Residential 'R10' to Residential 'R20-60'. 2. Removing the Western Activity Centre and replacing the 'Centre' zone with 'Commercial' Zone, 'Mixed Use' Zone and 'Residential' Zone. 3. Modifying the alignment of the Neighbourhood Connector west of Marmion Avenue. <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> • Introducing land use controls for the Commercial and Mixed Use zone. • Deleting provisions relating to the Western Environmental Responsive Housing and re-numbering provisions for the South Eastern Precinct – Vegetation Protection Area. 	25 May 2016
5	<p><u>Map Modification</u></p> <p>Modifying Note 2 in the Legend on Plan 3 – Zoning Plan from 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 2600m²' to 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5400m²'</p> <p><u>Text Modification</u></p> <p>Increasing the retail floorspace provision of the Precinct 6 Commercial Zone and the Precinct 7 Mixed Use zone to a combined Retail NLA of 5400m².</p>	5 September 2016
6	<p><u>Text Modification</u></p> <p>Replacing references to 'Part 1 – Statutory Report' with 'Part 1 – Implementation'.</p> <p>Introducing provisions to implement the City of Wanneroo Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) to allow for variations to the deemed to comply requirements of the Residential Design Codes to apply to R25 to R60 Coded Lots.</p> <p>Deleting references to R25 Coded Lots under Clause 9.2.4 (as the R-MD Codes will apply instead).</p> <p>Replacing references to 'Detailed Area Plans' with 'Local Development Plans'</p>	21 March 2019













7	<u>Map Modifications</u> Change the land use designations of two sites west of Marmion Avenue (Lot 9065), and at the intersection of Hawksbill Drive, from Mixed Use to Commercial on Plan 2 and 3.	19 November 2021
8	<u>Map Modifications</u> Change the land use designation of Lot 46 Hollington Boulevard, Alkimos from Mixed Use to Commercial on Plan 2 and 3.	

**AMENDMENT NO. 8 TO THE
LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS AGREED STRUCTURE PLAN
NO. 60**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Change the land use designation of Lot 46 Hollington Boulevard, Alkimos from Mixed Use to Commercial on Plan 2 and 3.

LEGEND

- LSP BOUNDARY
-  4 WAY CONTROLLED INTERSECTION
-  LEFT IN - LEFT OUT INTERSECTION
-  PUBLIC USE PUMP STATION
-  30m PUMP STATION BUFFER
- PRECINCTS**
-  ACTIVITY CENTRE - Retail, Mixed Use & Higher Density Residential)
-  RESIDENTIAL
-  ENVIRONMENT RESPONSE HOUSING
-  EDUCATIONAL AND DISTRICT OPEN SPACE
-  BUSINESS ZONE
-  SERVICE INDUSTRIAL
-  COMMERCIAL
-  MIXED USE



Plan 2 - Agreed Structure Plan
ASP 60 - TRINITY ESTATE, ALKIMOS

A Northern Corridor Developments Ltd Project

Source:



plan:
20/012/023B

scale:
1:10,000@A4 | 1:5,000@A2

0 100 200m

date:
18/01/2023

grid:
PCG 94

aerial:
-

designed:
-

checked:
RC

drawn:
MH

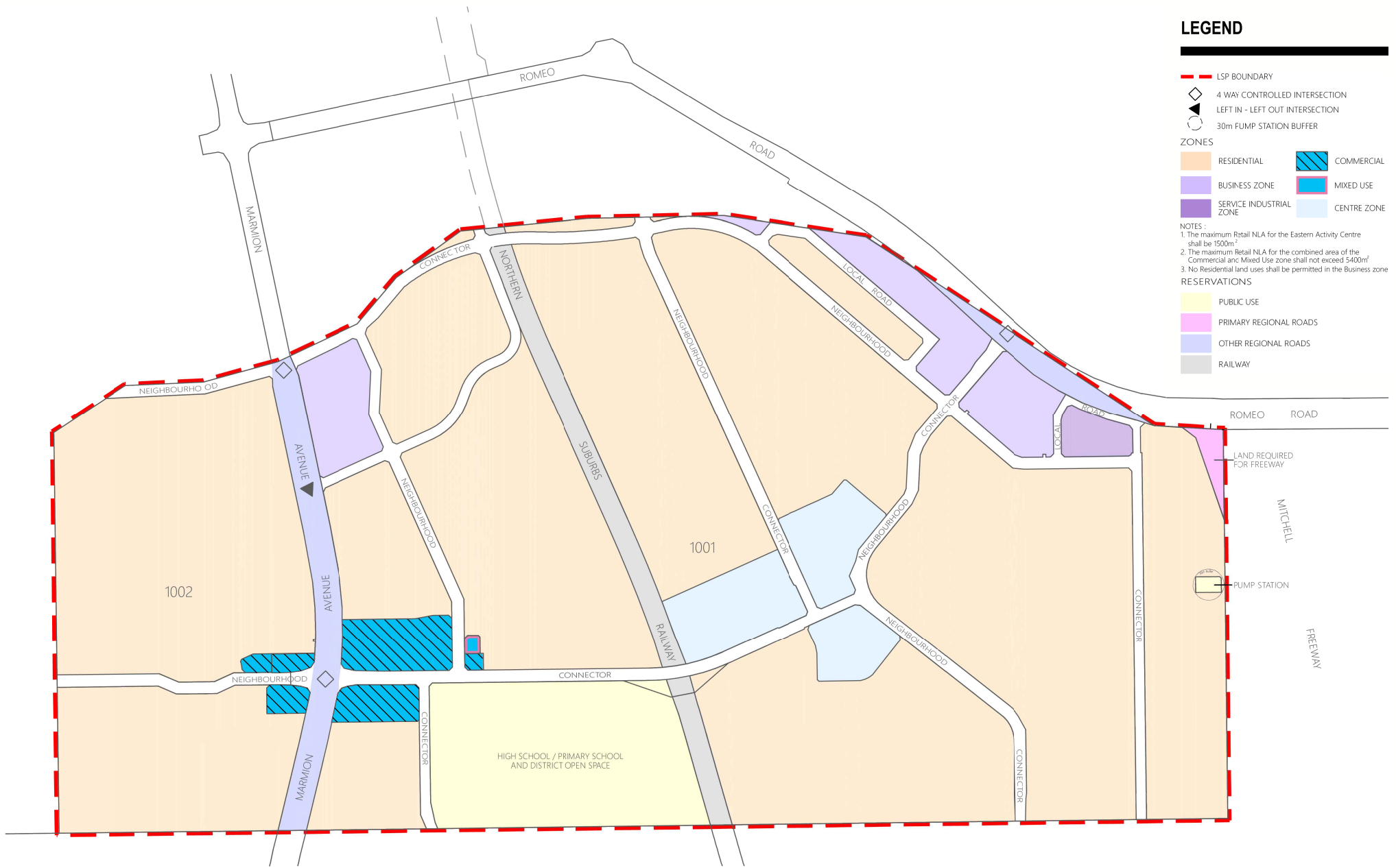
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LEGEND

- LSP BOUNDARY
 - 4 WAY CONTROLLED INTERSECTION
 - LEFT IN - LEFT OUT INTERSECTION
 - 30m PUMP STATION BUFFER
- ZONES
- | | |
|-------------------------|-------------|
| RESIDENTIAL | COMMERCIAL |
| BUSINESS ZONE | MIXED USE |
| SERVICE INDUSTRIAL ZONE | CENTRE ZONE |
- NOTES :
1. The maximum Retail NLA for the Eastern Activity Centre shall be 1500m²
 2. The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5400m²
 3. No Residential land uses shall be permitted in the Business zone
- RESERVATIONS
- | |
|------------------------|
| PUBLIC USE |
| PRIMARY REGIONAL ROADS |
| OTHER REGIONAL ROADS |
| RAILWAY |




Plan 3 - Agreed Structure Plan 60 (Zoning)

ASP 60 - TRINITY ESTATE, ALKIMOS

A Northern Corridor Developments Ltd Project

Source: 
GRAY & LEWIS
 LAND USE PLANNERS

 plan: 20/012/024B date: 18/01/2023
 scale: 1:10,000@A4 | 1:5,000@A2 grid: PCG 94
 0 100 200m aerial: -

designed: - Taylor Burrell Barnett Town Planning & Design
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 checked: RC
 drawn: MH
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This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo
District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 8 TO THE LOT 1001 &
1002 MARMION AVENUE, ALKIMOS AGREED STRUCTURE PLAN NO. 60

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

PART 2 - EXPLANATORY REPORT

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Proposal

The proposed structure plan amendment seeks to change a land use designation within the Lots 1001 & 1002 Marmion Avenue, Alkimos ASP 60 to better reflect land needs within the area. The proposed amendment to the land use designation of Lot 46 Hollington Boulevard on the south-eastern corner of Santorini Promenade and Marmion Avenue from Mixed Use to Commercial will facilitate the use and development of this site for commercial purposes consistent with the intent of the structure plan.

The modifications to the land use designation for Lot 46 is depicted in more detail in Figure 1, below. These two sites are currently designated as Mixed Use with the proposal being to amend the designation to Commercial to facilitate a broader range of development opportunities. The limited range of commercial land uses permitted in the Mixed Use zone is restricting the future use and development of these strategically located sites adjacent the District Distributor A road, being Marmion Avenue.

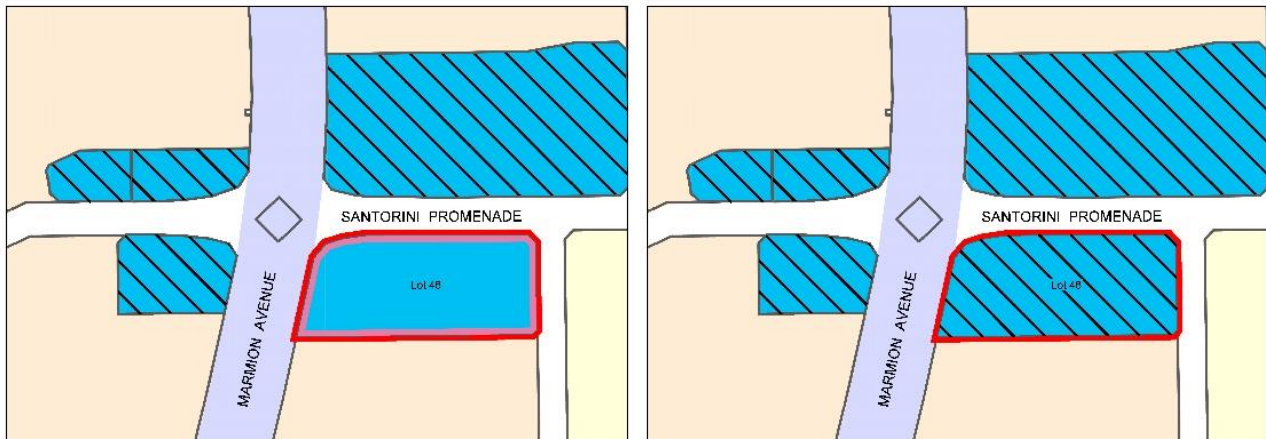


Figure 1: Existing Mixed Use zoning (left) and proposed Commercial zoning (right) under ASP 60 for Lot 46.

Based on the permissibility of commercial land uses afforded by the Scheme, the designation of Lot 46 Hollington Boulevard from Mixed Use to Commercial will facilitate the use and development of these sites for a range of commercial uses consistent with the intent of the structure plan and the objective of the commercial zone under TPS2. The proximity of the site to Marmion Avenue and other commercial uses allows the site to be visible to passing traffic, whilst maintaining access from lower order roads to ensure smooth traffic movement around the locality. Direct vehicular access is proposed to/from Santorini Promenade via a new round-about, which will require a minor modification to the existing vehicular access restriction. Hollington Boulevard to the east and Collosa Crescent to the south provide separation between the proposed commercial site and the surrounding existing residential land to the south and the school to the east which will minimise the potential impact on these uses.



Figure 2: Interface of proposed Commercial zoning with the existing and approved land uses surrounding the site

Amendment 5 to ASP 60 increased the retail Nett Lettable Area (NLA) within the Western Activity Centre (lots zoned Commercial and Mixed Use) from 2600m² to 5400m². The proposed increase in floorspace supported provision of an accessible centre that services the convenience needs of the community while also providing employment and a focus for the community in a well-connected location. A retail sustainability assessment provided in support of Amendment 5 indicated that additional floor space in the location would not impact the viability of other centres in the area.

Amendment 7 to ASP 60 changed the designation of a portion of Lot 9065 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue and a portion of Lot 9065 Marmion Avenue on the south-western corner of Marmion Avenue and Hawksbill Drive from Mixed Use to Commercial in order to facilitate development of these sites for commercial purposes, being a service station convenience store and fast food outlet, supporting diversity of land use for community needs and employment opportunities around the Hawksbill Drive/Santorini Promenade and Marmion Avenue intersection.

Designation of the subject site as commercial compliments the existing and planned commercial land uses to the north, north-west and south-west of the intersection by creating a node for community members with a strong sense of place. Furthermore, in accordance with ASP 60, retail NLA shall not exceed 5400m² within the Western Activity Centre. Given the existing commercial land uses in the north eastern corner of the intersection account for the majority of the maximum NLA including a supermarket, the change in designation to commercial for the other sites around the Hawksbill Drive/Santorini Promenade and Marmion Avenue intersection will provide complimentary small-scale commercial

opportunities to enhance the attractors for the local community. This will ensure the community can access the neighbourhood centre to meet their daily and weekly household needs in one location.

It is proposed that a Local Development Plan be prepared for the site prior to any development application to address such matters as access for vehicles, on-site and on-street parking, interface with the public realm, interface to nearby residential development and other built-form and development requirements to ensure future development of Lot 46 suitably responds to its surrounding context and does not have a detrimental impact on the amenity of the residents in the area and existing uses. The preparation, advertising and approval of a Local Development Plan would provide certainty and surety to neighbouring landowners, residents, business operators and visitors (including visitors to the nearby school) that a suitable interface between uses will occur. Furthermore, noting the discretionary approval requirements for many uses in the commercial zone, when exercising discretion in respect to any future development, a responsible authority would need to give due regard to the relationship of the development to development on adjoining land or in the locality, ensure that there was adequate landscaping, access and egress arrangements and assess the impact of development on the community as a whole.

A Bushfire Management Plan (BMP) has been prepared by Bushfire Safety Consulting for the subject site to assess bushfire hazard levels on and surrounding the site and determine if the site can accommodate land intensification consistent with commercial development. The BMP notes that a permit for clearing of existing native vegetation to the south of the subject lot has been obtained by the developer and will result in a LOW bushfire hazard rating for Lot 46, once future development is complete. The provision of internal asset protection zones is unlikely to be required but can be provided at future planning stages if assessed as being required. It has been assessed that BAL-29 will not be exceeded at the site and it is noted that the area is reticulated and has good vehicular access.

Conclusion

In summary, Amendment 8 to ASP 60 seeks to amend the land use designation on a strategically located site on Marmion Avenue to allow a diversity of commercial land uses to be considered consistent with other nearby sites and approved development to support the Activity Centre and better meet community needs for the broader area. While some commercial uses would have been permissible within the mixed-use zone, a Commercial designation provides the opportunity for a greater diversity of commercial uses in a highly accessible location for the community. The site is surrounded by existing roads and the interface between the public realm, existing residential development and non-residential uses can be suitably addressed through a Local Development Plan and/or Development Application in a similar manner to which other nearby commercial uses and development have been approved.