



AMENDMENT NO. 04

TO

SOUTH ALKIMOS

AGREED STRUCTURE PLAN NO. 72

**This Amendment to the Agreed Structure Plan is prepared under the provisions of
Part 9 of the City of Wanneroo District Planning Scheme No. 2**

RECORD OF AMENDMENTS MADE TO THE SOUTH ALKIMOS LOCAL STRUCTURE PLAN

AGREED STRUCTURE PLAN NO. 72

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
01	Amend Part 1 by including additional land use classes and permissibility's, amend Part section 6.7 regarding the road construction standards and intersections with Marmion Avenue and amend Appendix D - Traffic and Movement Network Report.		
02	Amend Part 1 by rezoning land in the Gateway Precinct from 'Commercial' to 'Residential' and 'Mixed Use' and replacing Plan 1 – South Alkimos Local Structure Plan No. 72.	4 September 2014	9 December 2014
03	Amend Part 1 by: <ol style="list-style-type: none"> 1. Including additional land within the Local Structure Plan area and annotating it as 'Area Subject to Further Planning'; 2. Rezoning land in the Gateway Precinct from 'Commercial' to 'Civic and Cultural'; and 3. Replacing Plan 1 – South Alkimos Local Structure Plan No. 72. 		
04	Amend Part 1 by: <ol style="list-style-type: none"> 1. Rezoning land in the Central Village from 'Mixed Use' to 'Commercial' (R-Code R80) and 'Residential' (R-Code Range R40 – R60); 2. Amending 6.2.1(a) to read: <ol style="list-style-type: none"> a) <i>Objective</i> <i>To provide for a maximum of 2282 dwellings within the Structure Plan area.</i> 		

3. Amending the location of or removing Neighbourhood Connector roads;
4. Amending the route of the 'Indicative STS Route';
5. Amending the alignment of the Social/Pedestrian/Cycle Linkage;
6. Amending *Table 2 : Strategic Public Open Space Provision* to read:

STRATEGIC POS SITE		SIZE (HA)
(A)	Conservation POS	4.0
(B)	Conservation POS	2.0
(C)	Active Playing Fields	4.0
(D)	Conservation POS	41.2

and

7. Replacing Plan 1 – South Alkimos Local Structure Plan No. 72.

AMENDMENT NO. 04
TO
SOUTH ALKIMOS
AGREED STRUCTURE PLAN NO. 72

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Replace Part 1: Plan 1 – South Alkimos Agreed Structure Plan No. 72 with the plan appended to this report (Appendix B);
2. Amending Part 1 6.2.1(a) to read:
 - a) *Objective*
To provide for a maximum of 2282 dwellings within the Structure Plan area.
3. Amending Part 1 *Table 2 : Strategic Public Open Space Provision* to read:

STRATEGIC POS SITE	SIZE (HA)
(A) Conservation POS	4.0
(B) Conservation POS	2.0
(C) Active Playing Fields	4.0
(D) Conservation POS	41.2

CERTIFIED THAT AMENDMENT NO.4 TO SOUTH ALKIMOS AGREED STRUCTURE
PLAN NO. 72

WAS ADOPTED 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

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 8.1 of its Delegated Authority Register)

ON

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....

Mayor, City of Wanneroo

.....

Chief Executive Officer, City of Wanneroo

..... Date

EXPLANATORY REPORT

SOUTH ALKIMOS AGREED STRUCTURE PLAN NO. 72

AMENDMENT NO. 04

1.0 BACKGROUND

The South Alkimos Agreed Structure Plan No. 72 (ASP) was signed and sealed by the City of Wanneroo on 29 May 2012 and endorsed by the Western Australian Planning Commission on 25 January 2013 (refer to Appendix A).

Since the endorsement of the ASP, various subdivision approvals have resulted in the potential creation of approximately 1000 residential lots as part of Precinct 1 (Gateway) and the eastern portions of Precinct 3 (Residential Villages) of the ASP.

Following a review of the design over the western portion of Precinct 3 there are a number of minor modifications required to the ASP Part 1 Statutory Section, including:

- the Central Village neighbourhood centre;
- the dwelling yield target;
- the alignment of the neighbourhood connector roads;
- the route of the Secondary Transit Service (STS);
- the alignment of the Social/Pedestrian/Cycle Linkage; and
- the areas of the Conservation POS reserves.

The purpose of this report is to amend the ASP to address the aforementioned issues. Please refer to Appendix B for the amended ASP.

2.0 PROPOSED AMENDMENT

2.1 Rezoning land in the Central Village from 'Mixed Use' to 'Commercial' and 'Residential'

The original intent of the Central Village mixed use area was to provide a site for convenience retail, including associated services, and for residential mixed use lots, predominately for home based business. Part 1 *Table 1 : Retail Floorspace Provision* of the ASP stated a maximum retail floorspace of 1500m² NLA.

Following the recent subdivision and imminent development of the Gateway Precinct and the impending lodgement of the structure plan over the Alkimos Beach Village, a design review was undertaken for the Central Village to determine if the 'Mixed Use' zoning and its land area was appropriate.

It was concluded that as a result of the development of the other surrounding centres (e.g. Gateway and Beach Village) that it is appropriate to amend the zoning of the subject centre by introducing a 3000m² 'Commercial' zoned site on Leatherback Boulevard, rezoning the southern and western portions of the village as 'Residential' and retaining the remainder as 'Mixed Use'.

The 3000m² 'Commercial' zoned site is considered sufficient to accommodate the maximum 1500m² NLA of retail floorspace, as stated in Table 1 of Part 1 of the ASP (refer to Appendix C for concept plan). The 'Mixed Use' area will allow for adaptability over time (e.g. initial residential land use changing to retail and commercial as the location matures). The proposed 'Residential' zoned area still provides the opportunity for home business uses as per the original intent of the LSP.

The proposed residential density code for the 'Commercial' site is R80 and the proposed residential density code range for the 'Residential' and 'Mixed Use' zoned area is R40 – R60.

2.2 Amending 6.2.1(a) to read:

a) Objective

To provide for a maximum of 2282 dwellings within the Structure Plan area.

Clause 6.2.1(a) of Part 1 currently states a dwelling target of 2413 based on 15 dwelling per gross hectare of land zoned 'Urban' in the Metropolitan Region Scheme. This dwelling target is going to be difficult to achieve as a result of the development of a kindergarten to year 12 private school and an increase in the area of conservation open space linking the Regional Parks and Recreation (Foreshore Reserve) to the conservation area in the Water Corporation's Waste Water Treatment Plant (WWTP) buffer conservation area.

In respect to the provision of the private school, secondary schools are typically reserved for 'Public Purpose' under the MRS and would therefore not typically be included in the 'Urban' gross hectare density calculations. It is therefore requested that the 9.9 hectare private school site be removed from the density calculation.

In respect to the conservation open space the ASP proposes the creation and vesting of a 6.0187 hectare conservation reserve that links the Regional Parks and Recreation (Foreshore Reserve) to the WWTP buffer conservation area. No public open space credit has been applied to this proposed conservation reserve. As this reserve is being provided over and above our public open space requirement and to acknowledge the proponent providing an important conservation link it is requested that the 6.0187 hectare reserve be removed from the density calculation.

In light of the above, the following table details the proposed revised dwelling target calculations:

SITE AREA		216.3861ha
Less		
Regional Parks and Recreation	41.1796ha	
Conservation Open Space	6.0187ha	
Private High School	9.9012ha	
City Centre Zoning (outside Private High School site)	7.1519ha	- 64.2514ha
TOTAL URBAN AREA		152.1347ha
15 DWELLINGS PER URBAN HECTARE		2282 DWELLINGS

2.3 Amending the location or removing the Neighbourhood Connector roads

Following the design review over the western portion of the ASP area the alignments of the Neighbourhood Connector roads annotated on the ASP have been amended or removed. The reason for these realignments/removals are due to:

- a) additional stormwater drainage areas being required for the two public open space areas abutting the Regional Parks and Recreation (RPR). The increase in the area of the POS areas results in the north-south Neighbourhood Connector adjacent to the RPR being realigned to the east, which then resulted in the next north-south Neighbourhood Connector to the east being removed as it is no longer required from a traffic distribution perspective;
- b) the protection of remnant Tuart trees within the Conservation POS. The current road alignment will result in these trees being impacted by earthworks batters associated with the construction of the road. It is therefore proposed to realign the Neighbourhood Connector through the Conservation POS to ensure the trees are not impacted;
- c) the subject roads not having enough vehicle numbers to be classified as Neighbourhood Connectors in accordance with Liveable Neighbourhoods (e.g. more

than 3000 vehicles per day). This includes the two southern east-west Neighbourhood Connectors; and

- d) the southern connection to Trinity has been relocated to the north following discussions with the landowners. Refer to confirmation from the adjoining landowners that the relocated access point is acceptable in Appendix D. This connection was relocated due to topographic and drainage constraints. The relocation of this connection does not compromise the functionality of the road network within this area.

A review of the road network has been undertaken by Jacob's and they concluded that the road network still functions adequately. Please refer to Appendix E.

2.4 Amending the route of the 'Indicative STS Route'; and

As a result of the amendments to the Neighbourhood Connectors along the current Secondary Transit Service (STS) route annotated on the ASP, it is required to amend this route. It is proposed for the route to continue west along Leatherback Boulevard (east-west Neighbourhood Connector) and then turn north onto to the realigned north-south Neighbourhood Connector adjacent to the RPR. The route will then turn west onto Graceful Boulevard towards the Beach Village on the current approved route. Please refer to *Figure 17 – Proposed Public Transport Routes* (Appendix F), which shows the amended route and potential stops.

2.5 Amending the alignment of the Social/Pedestrian/Cycle Linkage.

Following the design review over the western portion of the ASP area the alignment of the Social/Pedestrian/Cycle Linkage has been amended by locating it further to the north. The alignment is demonstrated on *Figure 14 – Indicative Masterplan* (Appendix F). The amended alignment will still provide a high amenity link for pedestrians and cyclists to move through the site, as well as providing the opportunity for water sensitive urban design. The linkage finishes in the POS reserve abutting the RPR that provides direct pedestrian and cycle access to the beach, in accordance with the pending Foreshore Management Plan. It should be noted that the amended alignment now follows the Social/Pedestrian/Cycle Linkage annotated on the Alkimos-Eglinton District Structure Plan more closely.

2.6 Amending the areas of the Conservation POS

As detailed in section 2.3(b) above, the Neighbourhood Connector that traverses the two Conservation POS areas has been realigned to protect existing Tuart trees. As a result of this realignment the areas of the Conservation POS (annotated as A and B on the ASP) have been amended therefore *Table 2 : Strategic Public Open Space Provision* has to be amended to read:

STRATEGIC POS SITE	SIZE (HA)
(A) Conservation POS	4.0
(B) Conservation POS	2.0
(C) Active Playing Fields	4.0
(D) Conservation POS	41.2

APPENDIX A

South Alkimos Local Structure Plan No. 72 (Endorsed)

Legend

- ▬ Structure Plan Area
- Reserves**
- Public Use - (PS) Primary School
- Regional Parks & Recreation (Foreshore Reserve)
- Conservation POS
- Active POS
- Zones**
- Residential
- Commercial
- Mixed Use
- Other**
- Indicative STS Route
- Precinct Boundary
- Social / Pedestrian / Cycle Linkage
- Indicative Foreshore Pedestrian and Cycle Link (as per Alkimos-Eglinton District Structure Plan)
- Precincts**
- ① Gateway
- ② Central Village
- ③ Residential
- (A) Strategic Public Open Space - Refer to Table 3 of Part 1 - Statutory Section

NOTES:

1. Areas identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999 may be subject to assessment by the Federal Department of Sustainability, Environment, Water, Population and Communities, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at the subdivision and/or development stage.
2. The clearing of habitat such as *Lomandra hermaphrodita* and *Maritima* that includes the taking of individual Graceful Sun Moths requires the permission of the Minister for Environment, or their delegate, pursuant to the Wildlife Conservation Act 1950. Evidence is to be provided to the WAPC at the time of subdivision that the licence (if required) has been issued by the Department of Environment and Conservation.



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LOCAL STRUCTURE PLAN No.72 (AMENDMENT No. 2)

Alkimos Beach, South Alkimos
City of Wanneroo



REF NO. DLL ALK	DRAW NO. RD1 008	REV. J
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APPENDIX B

South Alkimos Local Structure Plan No. 72 (Amendment 04)



Legend

- Structure Plan Area
- Reserves**
- Public Use - (PS) Primary School
- Regional Parks & Recreation (Foreshore Reserve)
- Conservation POS
- Active POS
- Zones**
- Residential
- Commercial
- Mixed Use
- Private Clubs/Recreation
- Other**
- Indicative STS Route
- Neighbourhood Connector
- Precinct Boundary
- Social / Pedestrian / Cycle Linkage
- Indicative Foreshore Pedestrian and Cycle Link (as per Alkimos-Eglinton District Structure Plan)
- Precincts**
- ① Gateway
- ② Central Village
- ③ Residential
- A Strategic Public Open Space - Refer to Table 3 of Part 1 - Statutory Section

NOTES:

1. Areas identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999 may be subject to assessment by the Federal Department of Sustainability, Environment, Water, Population and Communities, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at the subdivision and/or development stage.
2. The clearing of habitat such as *Lomandra hermaphrodita* and *Maritima* that includes the taking of individual Graceful Sun Moths requires the permission of the Minister for Environment, Water, Population and Communities, or their delegate, pursuant to the Wildlife Conservation Act 1950. Evidence is to be provided to the WAPC at the time of subdivision that the licence (if required) has been issued by the Department of Environment and Conservation.



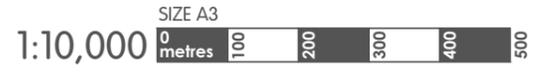
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LOCAL STRUCTURE PLAN No.72 (AMENDMENT No.04)

Alkimos Beach, South Alkimos

City of Wanneroo



REF NO. DLL ALK	DRAW NO. RD1 008	REV. Q
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APPENDIX C

Commercial Site Concept Plan

APPENDIX D

Adjoining Landowner Consent

Subject: RE: Alkimos Beach + Trinity Interface

Date: Monday, 16 March 2015 10:32:58 AM Australian Western Standard Time

From: Geoff Lewis

To: Ryan Darby

CC: alay@lwpproperty.com.au, greg.hendrie@ghd.com

Hi Ryan

We have no objections to that road location.

Regards,

Geoff Lewis
Gray & Lewis Landuse Planners
Suite 5, 2 Hardy Street
South Perth WA 6151
T 9474 1722
F 9474 1172

From: Ryan Darby [mailto:Ryan.Darby@robertsday.com.au]

Sent: Monday, 16 March 2015 9:59 AM

To: Geoff Lewis

Subject: FW: Alkimos Beach + Trinity Interface

Hi Geoff

Can you please advise on when you will bale to review the email below? I need to provide your response to the City in order to progress the pending amendment to the LSP.

Cheers

Ryan Darby
principal
m+61 408 614 346

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From: Ryan Darby <ryan.darby@robertsday.com.au>

Date: Thursday, 12 March 2015 12:22 PM

To: Geoff Lewis <geoff@graylewis.com.au>

Subject: Alkimos Beach + Trinity Interface

Hi Geoff

Further to our previous discussions regarding the interface between Alkimos Beach and Trinity, can you please confirm that the proposed access points identified on attached drawing DLL ALK RD1 142B are acceptable to the Trinity landowners.

Please contact me if you have any queries.

Regards

Ryan Darby
principal
m+61 408 614 346

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APPENDIX E

Traffic + Transport Technical Note

Technical Note



Date	12 March 2015
Project No	PB50669.3
Subject	Alkimos Beach - Precincts 3 and 4 - Road Intersections

Jacobs has undertaken a review of the transport elements of the Alkimos Beach Precincts 3 and 4. The proposed layout of the road network is shown in **Figure 1**.

Our comments are noted as follows.

1. General road network

The road network is similar to previously planned and provides good permeability.

1.1 Neighbourhood connectors

A neighbourhood connector road is intended to service and link neighbourhoods and towns. The configuration and provision of neighbourhood connector routes have been amended quite significantly in the LSP amendment and substituted by access streets.

The majority of the LSP area is residential land and as such the increased use of access streets is relevant. The neighbourhood revised connector network still maintains the primary functionality of these types of roads, providing higher level access to the residential areas and sufficiently spreading the intersection loadings in the LSP area.

The southern-most east-west road within the LSP (highlighted in blue in **Figure 1**), was previously proposed as a neighbourhood connector as it was forecast to carry just over 3,000 vehicles per day along its eastern section by the modelling undertaken by Bruce Aulabaugh for the South Alkimos LSP.

A review of the modelling suggests that the majority of this traffic consists of vehicles using the road as a through route to Marmion Avenue via another east-west connection located outside of LSP to the south. This route is highlighted by the purple line in **Figure 2**.

In reality it is more likely that through traffic would continue along the east-west road and turn onto the main north-south connector, as shown by the green arrow in **Figure 2**.

On this basis it is forecast that the volumes along the eastern section of the east-west connection within the LSP (shown in blue in **Figure 1**) would be lower than forecast in the modelling, probably 1,500 vehicles per day or less. It is also noted that no bus route is planned for this connection.

This road could therefore be designed as a local access street with a cross section of 17 metres. This cross section would incorporate a 6.5 metre shared path on one side, a 4.5 metre footpath on the other side and a 6.0 metre carriageway.

2. STS route

As a result of engineering and drainage issues the north-south foreshore road has been moved further east. The realignment of this road negated the need for the north-south road that the current STS route traverses. As a result the STS route has been moved to the west and now travels along the coastal road.

Technical Note



The route change has been discussed with the PTA. The PTA noted that the change in the route further east results in a one sided catchment where the service run north/south, where previously a catchment was present on both sides of the route.

Notwithstanding the above comment, the PTA is not adverse to the proposed solution.

Prepared by:

John Bennett

Senior Transport Planner

0894694317

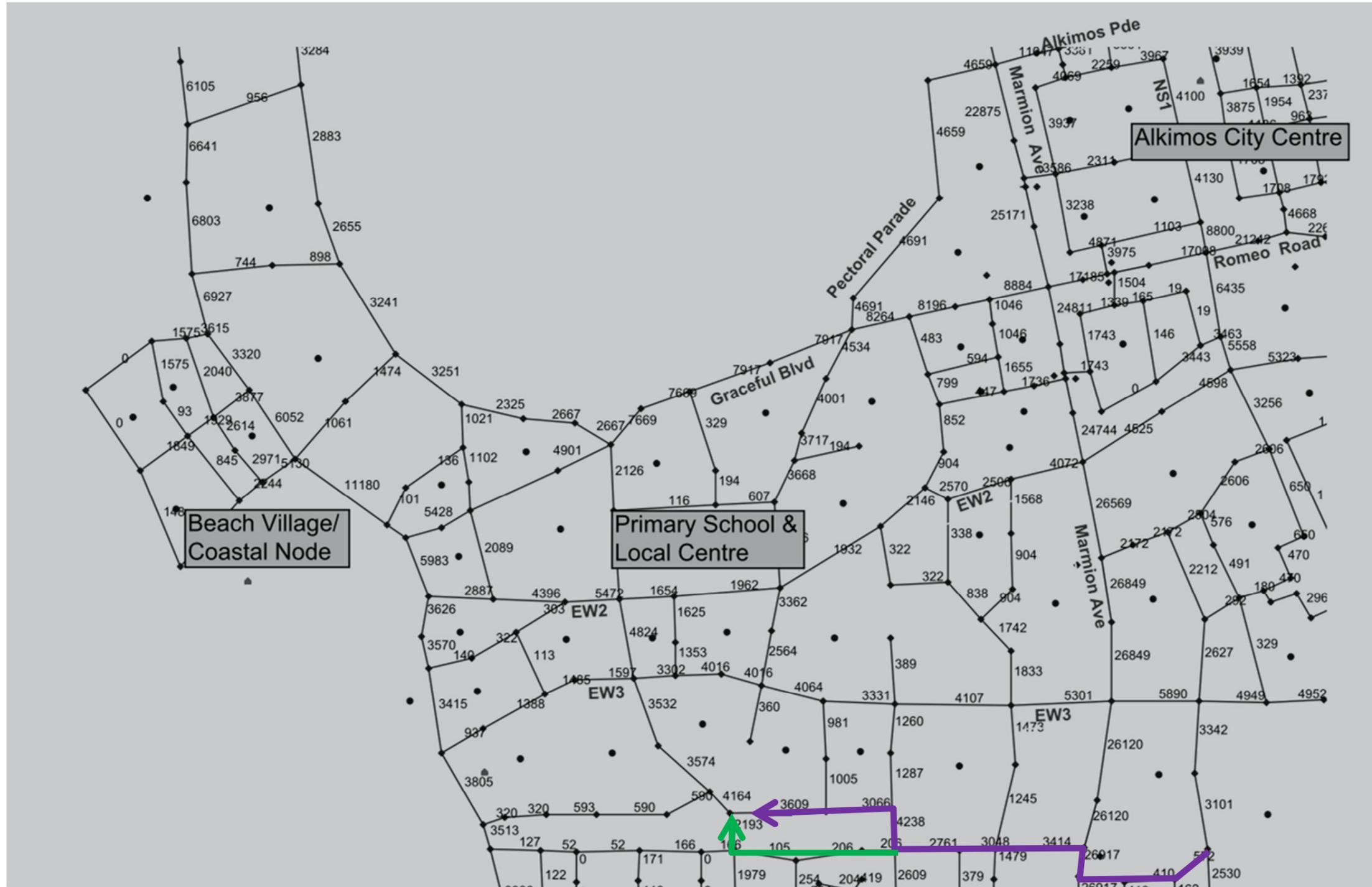
John.Bennett@jacobs.com



Figure 1 – South Alkimos Masterplan layout



Figure 2 – South Alkimos LSP modelling outputs



Source: South Alkimos: Traffic & Movement Network Final Report, Bruce Aulabaugh on behalf of City of Wanneroo and Lend Lease, September 2013

APPENDIX F

Amended South Alkimos Local Structure Plan No. 72 Plan Series

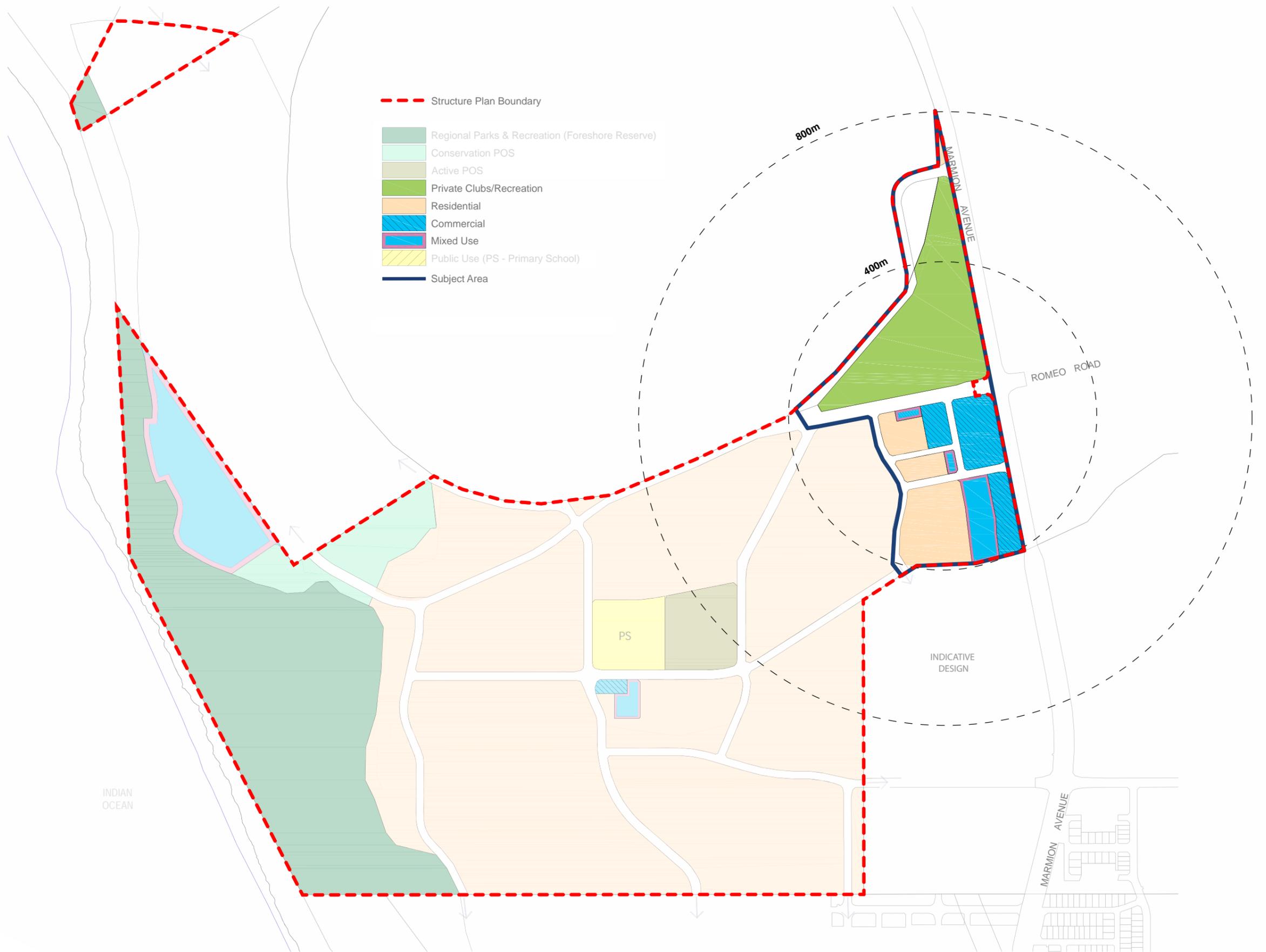


Figure 11 - Precinct 1 Gateway



Figure 12 - Precinct 2 Central Village

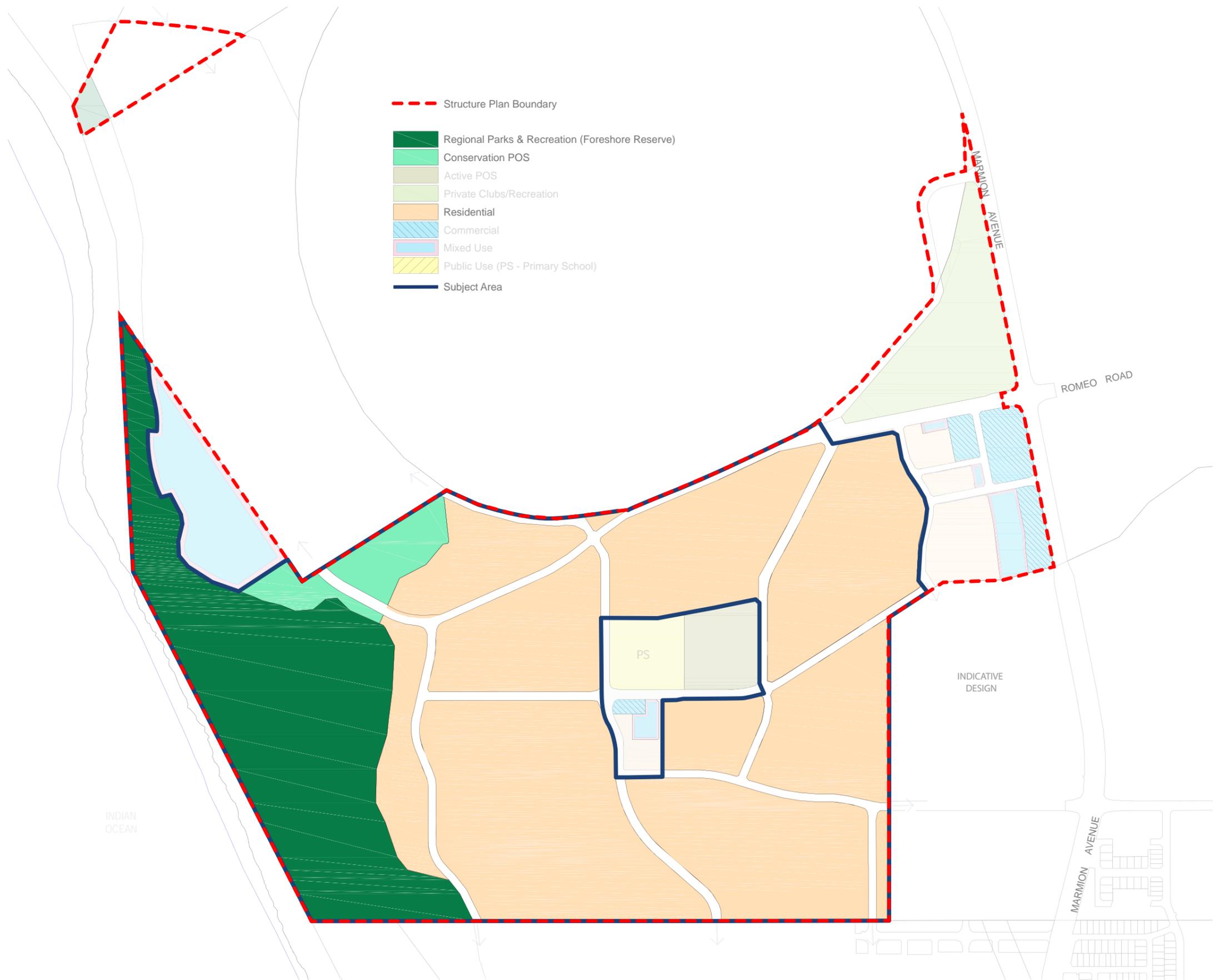


Figure 13 - Precinct 3 Residential Villages

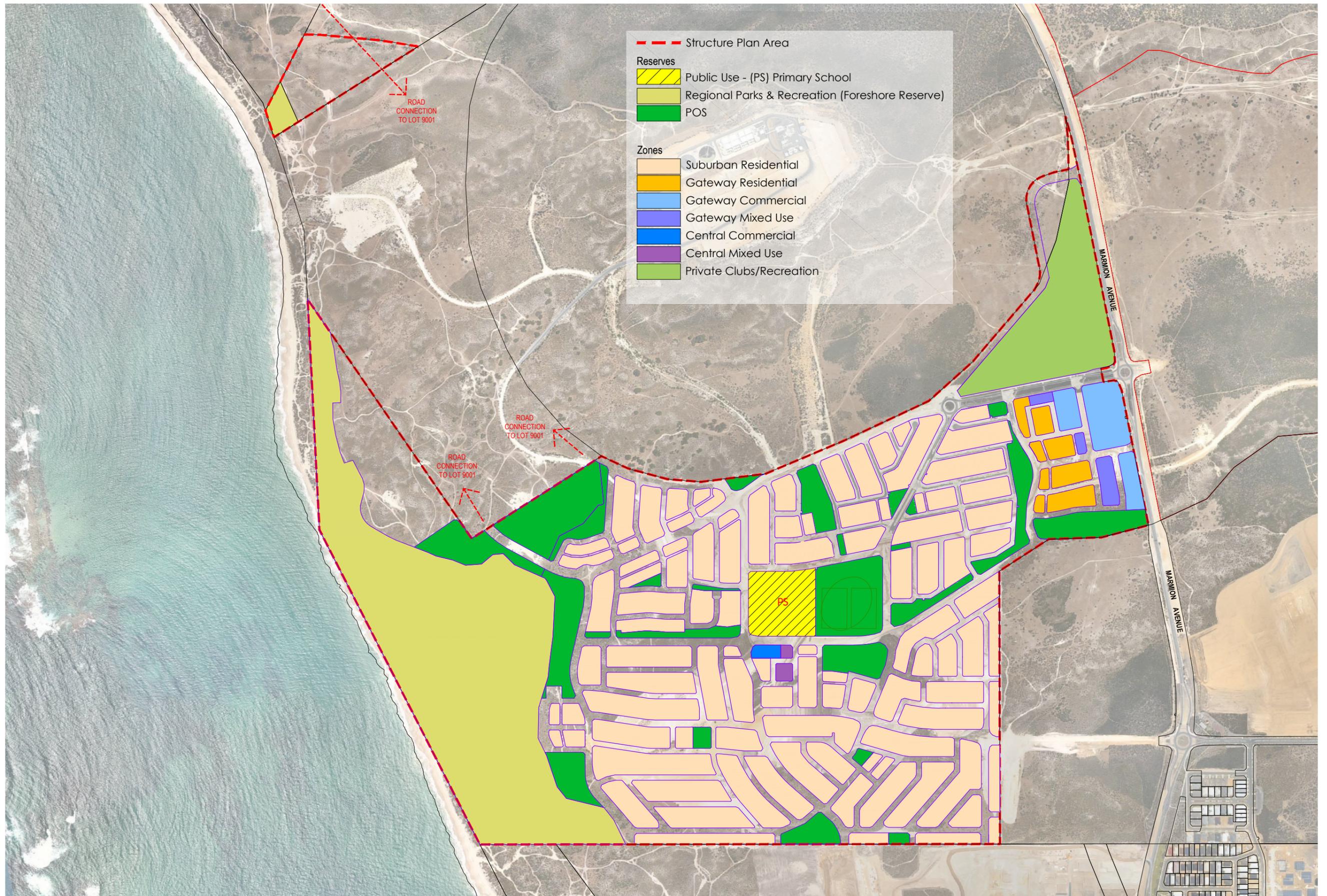


FIGURE 14 - INDICATIVE MASTERPLAN

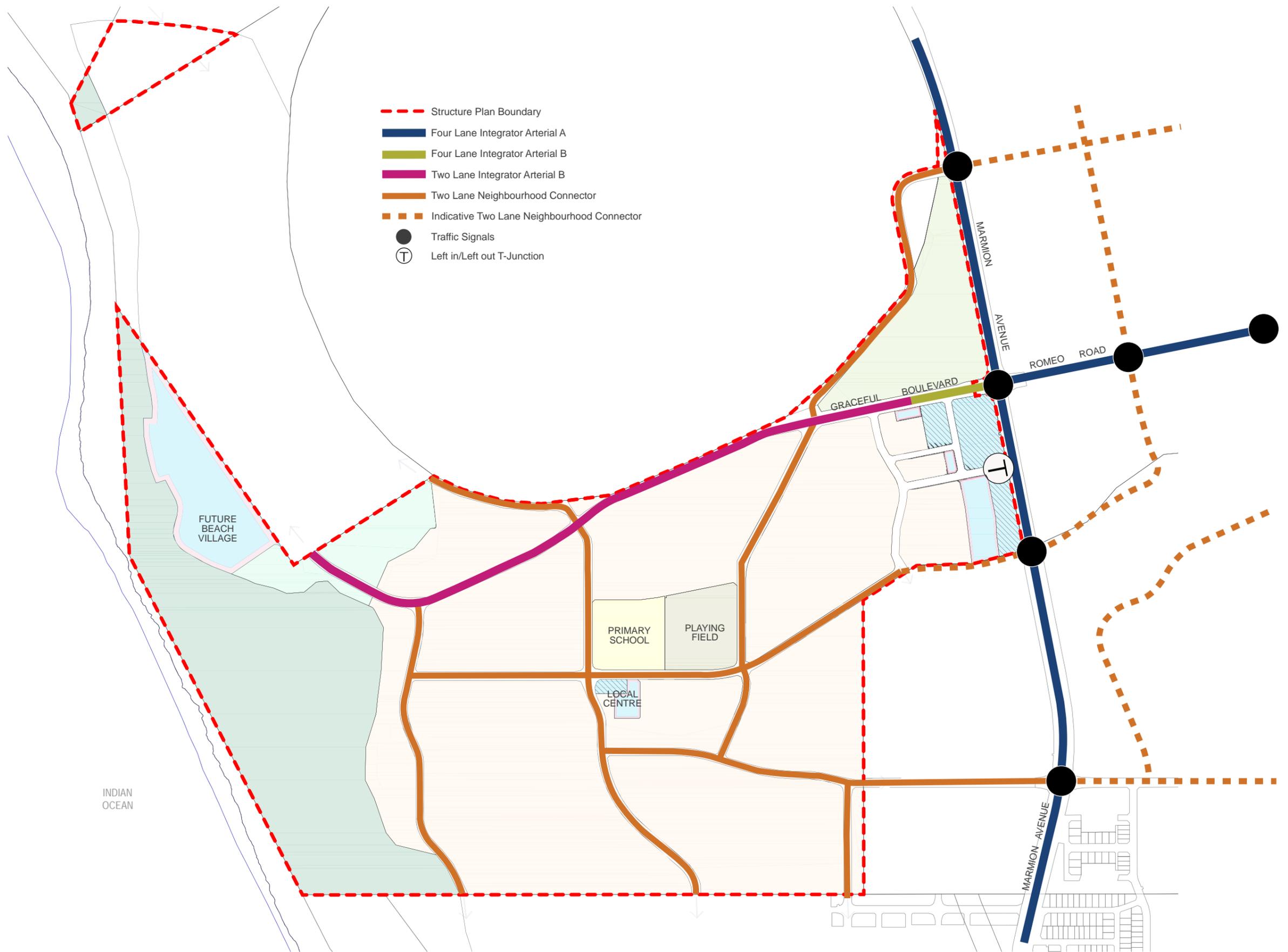


Figure 16 - Proposed Road Hierarchy

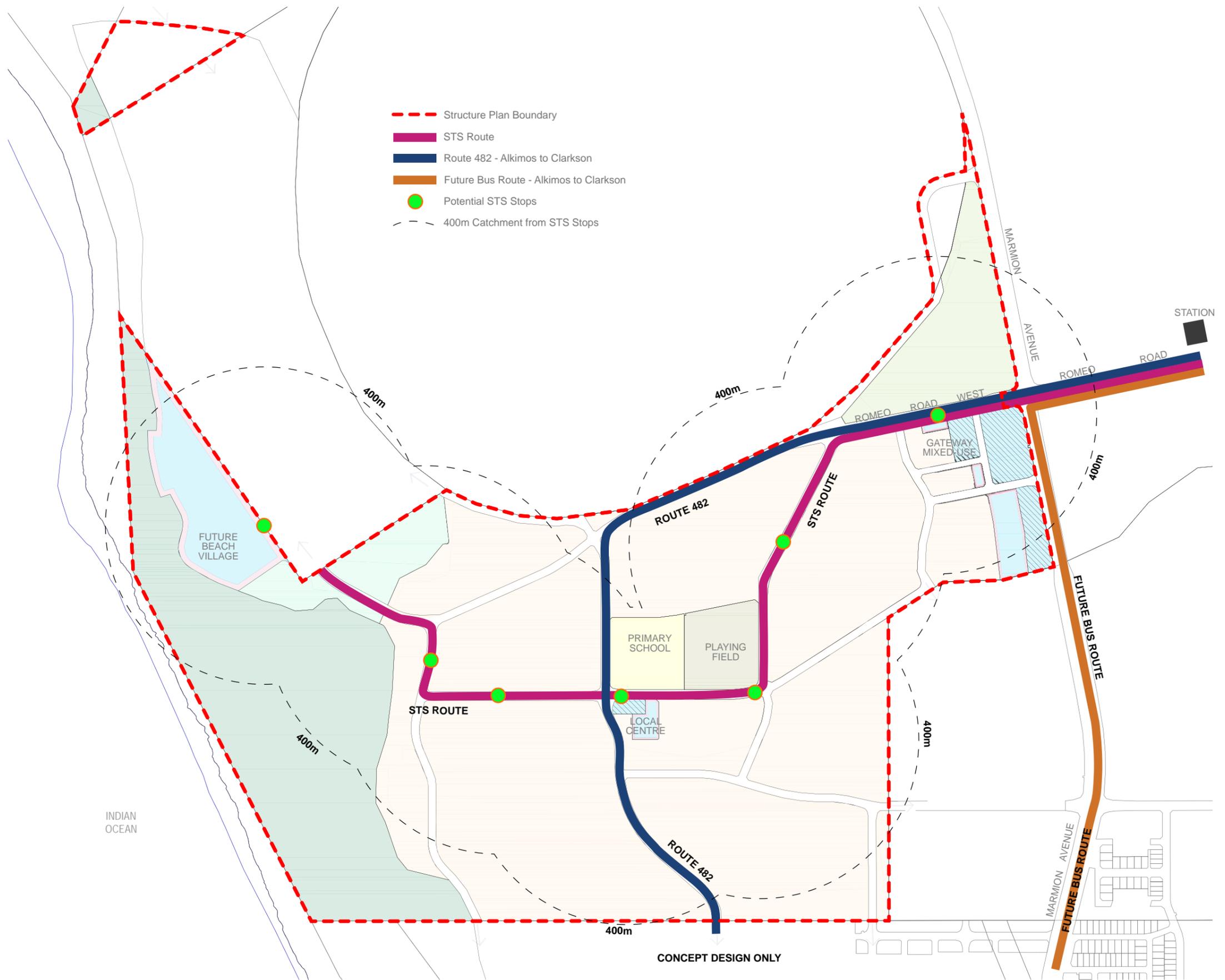


Figure 17 - Proposed Public Transport Routes

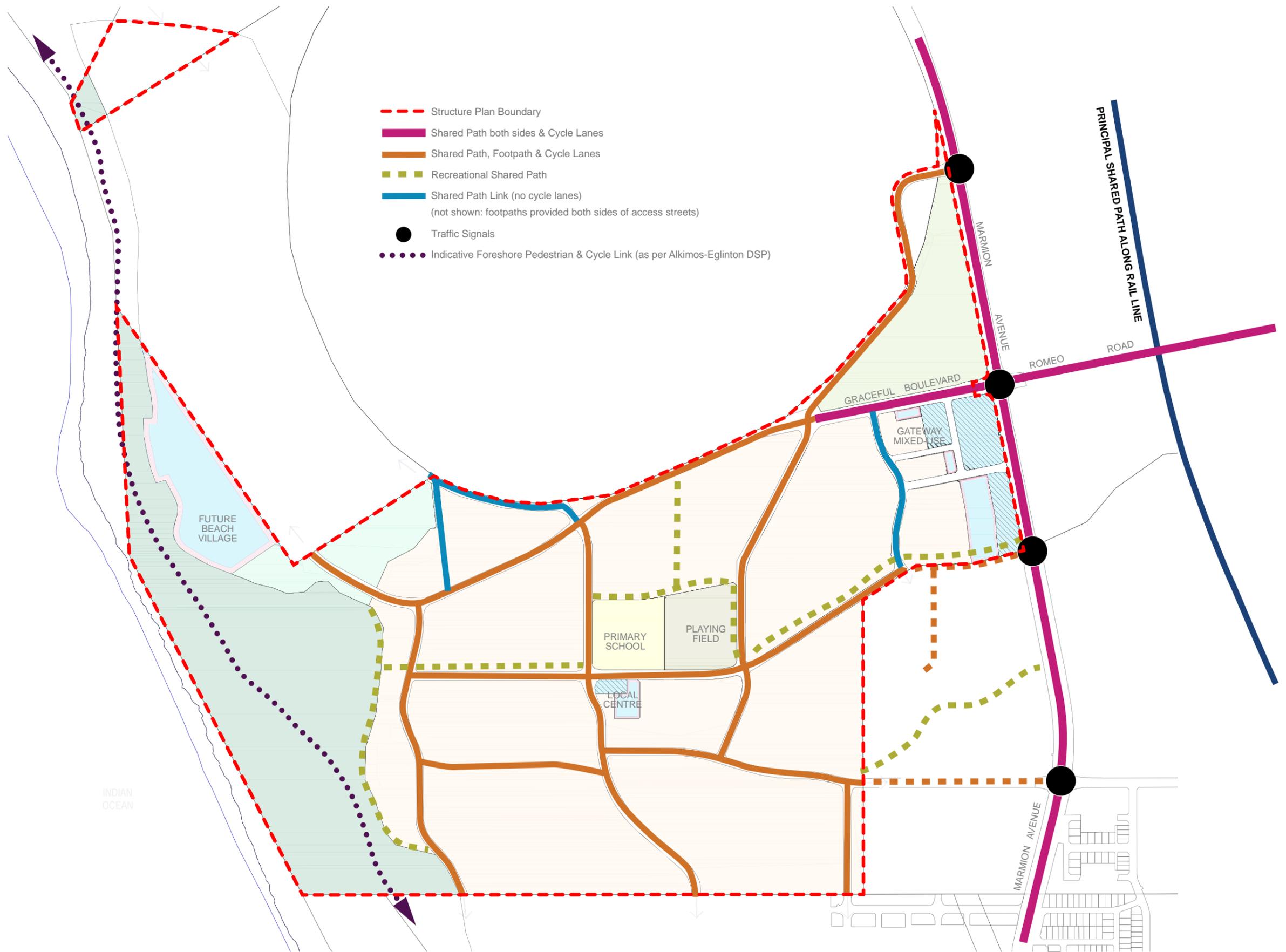


Figure 19 - Pedestrian and Cycle Network



Figure 21 - Conservation POS



Figure 22 - Foreshore Reserve



Figure 23 - Playing Field



Figure 24 - Neighbourhood Parks