



AMENDMENT NO. 4

TO THE

NEERABUP INDUSTRIAL AREA

AGREED STRUCTURE PLAN NO. 17

Structure Plan Ref: WANN/2015/17 - 4

RECORD OF AMENDMENTS MADE TO THE NEERABUP INDUSTRIAL AREA

AGREED STRUCTURE PLAN NO. 17

Amendment No.	Summary of the Amendment	Date approved by WAPC
2	Makes provisions for design guidelines applicable to a portion of the Agreed Structure Plan known as Meridian Park and the addition of Plan 6 to illustrate the Meridian Park area.	18.08.2008
3	Realignment of 'Road B' and intersection with Pederick Road	12.10.2011
4	<p>Deleting Plan 2 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Plan 2 Neerabup Industrial Area Final Surface Contour Plan (December 2015).</p> <p>Deleting Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (December 2015).</p> <p>Amend Part 1 – Statutory Planning Section to align with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	

AMENDMENT NO. 4 TO THE NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

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

- i. Under Part 1, replacing *Plan 2 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004)* with the updated *Plan 2 Neerabup Industrial Area Final Surface Contour Plan (December 2015)* under Attachment 1 to modify the surface contours.
- ii. Under Part 2, replacing Figure 6.1: *Neerabup Industrial Area Final Surface Contour Plan (Sept 2004)* with the updated *Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (December 2015)* under Attachment 1 to modify the surface contours.
- iii. Modifying *Part 1 – Statutory Planning Section* to align with the *Planning and Development (Local Planning Schemes) Regulations 2015* by removing of references to statutory provisions and amending key headings by:
 - 3.1 Deleting the heading '*Part 1 – Statutory Planning Section*' and replacing with '*Part 1 – Implementation*';
 - 3.2 Under Part 1, Section 2.0 Structure Plan Content, deleting:
 - '*Statutory Section (Part 1)*
 - '*Explanatory Section (Part 2)*'Replacing with:
 - '*Implementation (Part 1); and*
 - '*Explanatory and Technical Appendices (Part 2)*'
 - 3.3 Under Part 1, Section 3.0 Interpretation, adding a new interpretation:

"Deemed Provisions" means Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015'

3.4 Under Part 1, Section 4.0 Operation Date, deleting the words:

'In accordance with Part 9 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to subclause 9.6.3 or adopted, signed and sealed by the Council under subclause 9.6.5.'

Replacing with:

'In accordance with clause 28 of the Deemed Provisions, the approval of the Structure Plan commenced on 19 October 2015.'

3.5 Under Part 1, Section 5.0 Relationship with the Scheme, delete the words:

'In accordance with clause 9.8 of the Scheme:

- a) *The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only, in order to provide a descriptive analysis of the Structure Plan.*
- b) *In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.'*

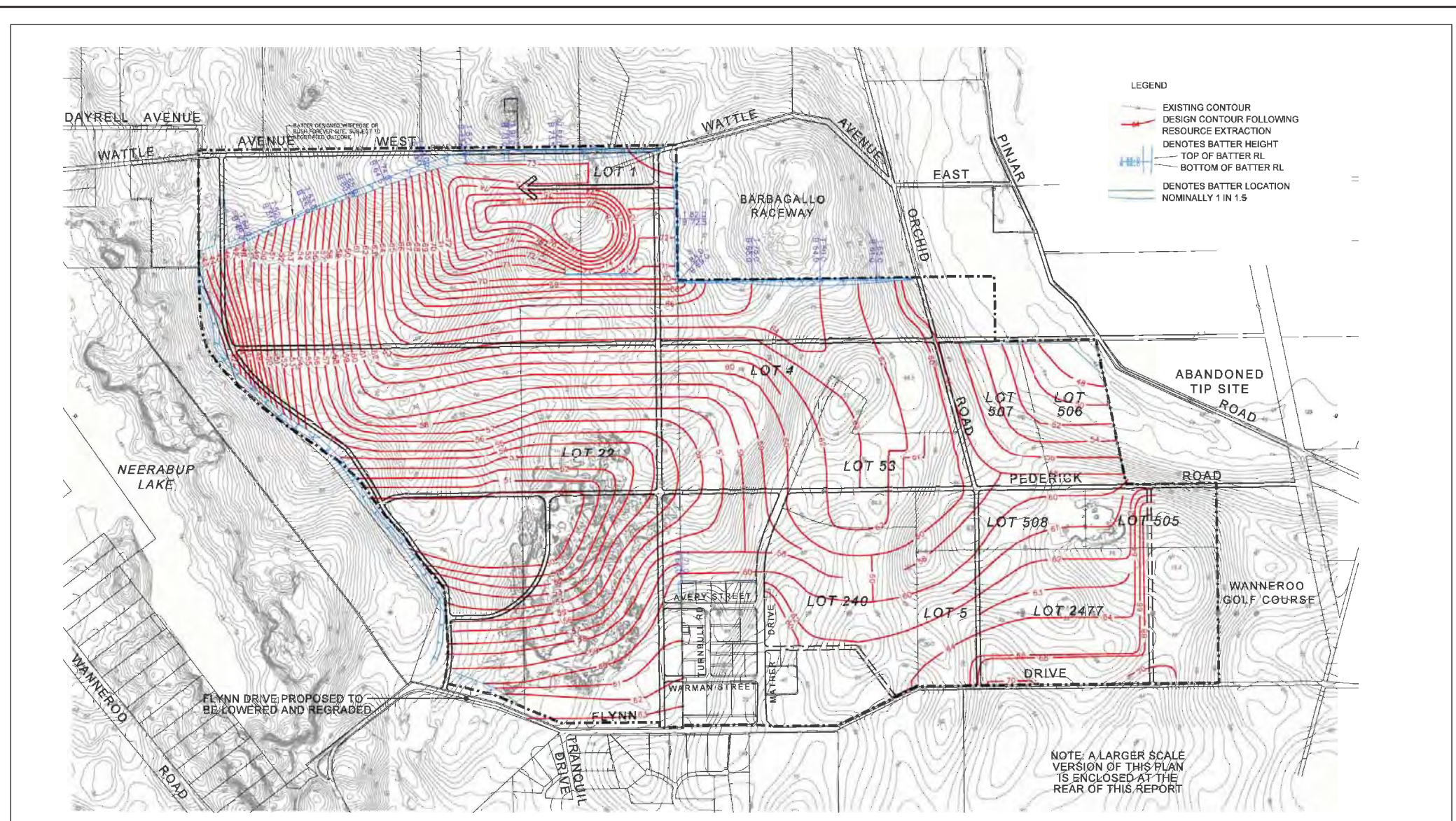
Replacing with:

- a) *'In accordance with clause 27 of the Deemed Provisions, a decision-maker for an application for development approval or subdivision approval within the Structure Plan area is to have due regard to, but is not bound by, the Structure Plan when deciding the application.*
- b) *Land use permissibility, subdivision and development is to be in accordance with the corresponding Zone under The Scheme.'*

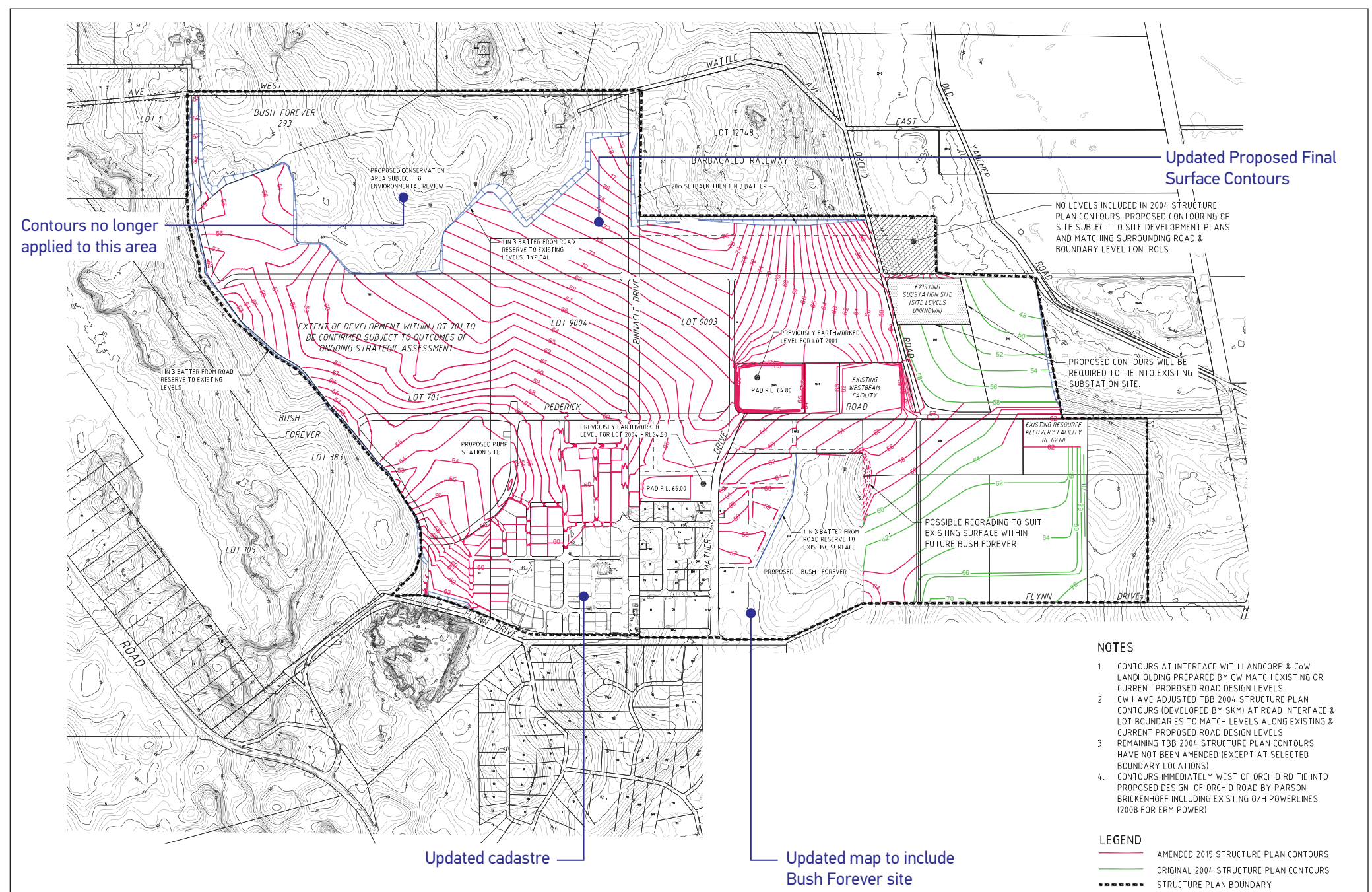
3.6 Under clause 13.1 General Industrial, delete the words *'shall be an 'X' use in'* and replace with *'will not be favoured within'*.

3.7 Under clause 13.3 Business, delete the words *'in addition to the uses permitted under the Scheme, Shop shall be an 'A' use in this precinct. The maximum floorspace per shop use is 300m² NLA.'*

3.8 Under clause 15 – Provisions Relating to Meridian Park – delete the words *'Notwithstanding the provisions of the Scheme'*.



AGREED NEERABUP INDUSTRIAL AREA STRUCTURE PLAN No. 17



PROPOSED AMENDMENT No. 4 TO AGREED NEERABUP INDUSTRIAL AREA STRUCTURE PLAN No. 17

PROPOSED AMENDMENT No. 4
Neerabup Industrial Area Structure Plan

Date: 27 January 2016 Project Manager: MR Checked: MR
Scale: NTS @ A3 Drawn: LC
Drawing No. 715-341 PL1A Amdt 2016-01-27.ai



TOWN PLANNING
URBAN DESIGN AND HERITAGE

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 4 TO THE

NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

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1. Proposed Revised Plan 2: Final Surface Contours Plan (August 2015)
2. Adopted Plan 2: Final Surface Contour Plan of ASP 17 (September 2004)
3. Correspondence between City of Wanneroo and LandCorp (December 2011)
4. Correspondence between the Department of Mines and Petroleum and LandCorp (June 2015).

1.0 BACKGROUND

1.1 Introduction

Neerabup Industrial Area (NIA) Agreed Structure Plan No. 17 (ASP 17) was first adopted by Council on 11 January 2005. ASP 17 provides the overarching planning framework which guides development over the industrial park. This report has been prepared by TPG Town Planning, Urban Design and Heritage (TPG) on behalf of LandCorp to request the City of Wanneroo initiate an amendment to the ASP 17. The proposed amendment seeks to:

- Revise two figures containing the Final Surface Contour Plan (Plan 2 and Figure 6.1). The revised Final Surface Contour Plan reflects the revised design levels for the area, as prepared and refined by LandCorp, in association with the Department of Mines and Petroleum (DMP) which has resulted from further and more accurate site resource information becoming available as quarrying activities advanced over the NIA; and
- Update Part 1 of the ASP 17 documentation to align with the required *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.2 Previous Earthwork Design

In November 2007, the City of Wanneroo (the City) prepared a bulk earthworks contour plan to guide development for the City's land east of Mather Drive. The contours in the City's November 2007 plan differ, in some parts significantly, from those stipulated in the Final Surface Contour Plan contained within the adopted ASP 17. For example, the levels specified by the adopted Final Surface Contour Plan do not tie into the existing levels on Mather Drive. The City's 2007 plan allows for these existing levels and subsequently, the City is approving development in accordance with its plan. The City's Plan does not appear to have been adopted by Council or carry any statutory weight.

In October 2011, LandCorp presented a revised earthworks concept plan to the City for comment. The revised plan proposed levels different to those specified by the Final Surface Contour Plan contained within ASP 17. The City acknowledged that the proposed levels appeared to generally satisfy the criteria contained within section 6.5 of ASP 17 that guide variations to levels specified within the Final Surface Contour Plan with the exception of exceeding the 2.5% maximum gradient. The City noted that an amendment to ASP 17 might be required to implement those levels. The City's correspondence dated 9 December 2011 is included as Attachment 3.

The City also noted that its support for any new finished levels would be dependent on receiving confirmation that the Department of Mines and Petroleum (DMP) is satisfied with the amount of resource extracted from the site. The DMP has since confirmed its support for the levels proposed as part of this Amendment. Amendment No.4 seeks to update the relevant plans and associated text to reflect the latest levels design.

1.3 Consultation Undertaken

The DMP has been working closely with LandCorp over a number of years to optimise both the extraction of limestone and the staged release of land for future industrial development within the NIA. LandCorp presented the DMP with the revised surface levels in May 2015 for comment. The DMP considered that the proposed design levels are acceptable, subject to additional extraction of limestone beneath those levels stipulated for Lots 701 and 9004, where economics permit.

The DMP's acceptance of the revised surface levels was based on the result of geological investigations that ascertained the thickness and quality of limestone beneath the ASP 17 area. Correspondence from the DMP is enclosed as Attachment 4.

1.4 Surface Contour Planning

1.4.1 Revised Levels Area

The Final Surface Contour Plan contained within the ASP 17 illustrates the final surface levels that must be achieved prior to subdivision and/or development on-site. The Plan encompasses the whole of the NIA, but excludes levels to:

- existing industrial sites which have already been developed; and
- areas have been designated for environmental protection, or which are under investigation.

1.4.2 Response to Updated Resource Data

Section 6.4.1 of the ASP 17 Explanatory Report states that "a review of the adopted Final Surface Contour Plan may be warranted if resource extraction rates are not enabling the timely supply of industrial land". The revised Final Surface Contour Plan responds by setting new finished levels in light of recent information regarding the anticipated extent of limestone extraction in the area. The revised Plan reduces the amount of cut and fill required to establish those finished levels and rectifies other shortcomings to future development such as acknowledging the existing levels on Mather Drive.

Specifically, the revised Plan:

- Matches contours at the interface between LandCorp and City of Wanneroo landholdings with existing or proposed road design levels;
- Adjusts adopted contours at the interface between roads and lot boundaries to match levels along existing and proposed roads;
- Retains original ASP 17 contours generally east of Mather Drive and Orchid Rad; and
- Reflects existing contours north of Pederick Road relating to previously earthworked levels and the Westbeam facility.

The revised levels contour design meets the criteria set out in section 6.5.1 of the ASP 17 Explanatory Report, where final levels should attain an optimum balance between:

- Maximising resource extraction potential for individual landowners;
- Maintaining an integrated approach to the planning of final levels across the study area; and
- Ensuring that the level of resource extraction proposed does not compromise the ultimate industrial development objective.

1.4.3 Environmental Considerations

Since the adoption of ASP 17, additional areas are now recognised as being environmentally sensitive. These areas are located along the northern edge of the NIA west of Barbagallo Raceway (shown on the revised Plan as 'Proposed Conservation Area Subject to Environmental Review'), and an area east of Mather Drive (shown as 'Proposed Bush Forever'). These areas have been subsequently omitted from the revised Final Surface Contour Plan and will not be levelled for future development.

1.5 Structure Plan Provisions

Clause 17.5 of the WAPC's *Planning and Development (Local Planning Schemes) Regulations 2015* Structure Plan Framework (August 2015) states:

When an application to amend (an existing) structure plan is received, the structure plan will generally not be required to be updated to the manner and form contained in this framework. The structure plan will be required to be updated to the extent needed to undertake the amendment proposed.

In addition clause 17.6 states:

If amendments are proposed to structure plans approved prior to the Regulations coming into effect, the structure plan is also to be amended to remove any references to statutory provisions and having the force and effect of the scheme.

In the context of the above requirements Amendment No. 4 proposes modifications to Part 1 of the ASP 17 so it shall align with the new Structure Plan Framework. This requires the removal of references to statutory provisions and amending key headings.

The proposed changes are identified as:

- Modifying *Part 1 – Statutory Planning Section* to align with the *Planning and Development (Local Planning Schemes) Regulations 2015* by removing of references to statutory provisions and amending key headings by:

Deleting the heading '*Part 1 – Statutory Planning Section*' and replacing with '*Part 1 – Implementation*'.

- Under Part 1, Section 2.0 Structure Plan Content, deleting:
 - '*Statutory Section (Part 1)*'
 - '*Explanatory Section (Part 2)*'

Replacing with:

- '*Implementation (Part 1); and*'
 - '*Explanatory and Technical Appendices (Part 2)*'
- Under Part 1, Section 3.0 Interpretation, adding a new interpretation:

"Deemed Provisions" means Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015'

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'In accordance with Part 9 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to subclause 9.6.3 or adopted, signed and sealed by the Council under subclause 9.6.5.'

Replacing with:

'In accordance with clause 28 of the Deemed Provisions, the approval of the Structure Plan commenced on 19 October 2015.'

- Under Part 1, Section 5.0 Relationship with the Scheme, delete the words:

'In accordance with clause 9.8 of the Scheme:

a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only, in order to provide a descriptive analysis of the Structure Plan.

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Replacing with:

a) 'In accordance with clause 27 of the Deemed Provisions, a decision-maker for an application for development approval or subdivision approval within the Structure Plan area is to have due regard to, but is not bound by, the Structure Plan when deciding the application.

b) Land use permissibility, subdivision and development is to be in accordance with the corresponding Zone under The Scheme.'

- Under clause 13.1 General Industrial, delete the words '*shall be an 'X' use in*' and replace with '*will not be favoured within*'.
- Under clause 13.3 Business, delete the words '*in addition to the uses permitted under the Scheme, Shop shall be an 'A' use in this precinct. The maximum floorspace per shop use is 300m² NLA.*'
- Under clause 15 – Provisions Relating to Meridian Park – delete the words '*Notwithstanding the provisions of the Scheme*'.

1.6 Concluding Comments

Amendment 4 has been prepared to refine the existing Final Surface Contour Plans within the ASP 17. The revised levels will ensure that, in light of new information available regarding resource extraction, the timely subdivision and development of the area continues to occur in the most orderly and integrated manner whilst respecting the need for resource extraction in the short-term and recognising the area's various environmental constraints. The revised Final Surface Contour Plan reflects the revised design levels for the area, as prepared and refined by LandCorp, in association with the DMP which has resulted from further and more accurate site resource information becoming available as quarrying activities advanced over the NIA

Proposed Amendment 4 is considered appropriate and acceptable to guide the future final surface levels of the area. Amendment 4 is in keeping with the intent and objectives of ASP 17 and does not detrimentally affect adjoining properties or the ability for surrounding land to be developed.

Amendment 4 also includes a number of textual refinements to Part 1 of ASP 17 so that it aligns with the WAPC's *Planning and Development (Local Planning Schemes Regulations 2015) Structure Plan Framework (August 2015)*.

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. 4 TO THE NEERABUP INDUSTRIAL AREA
AGREED STRUCTURE PLAN NO. 17

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

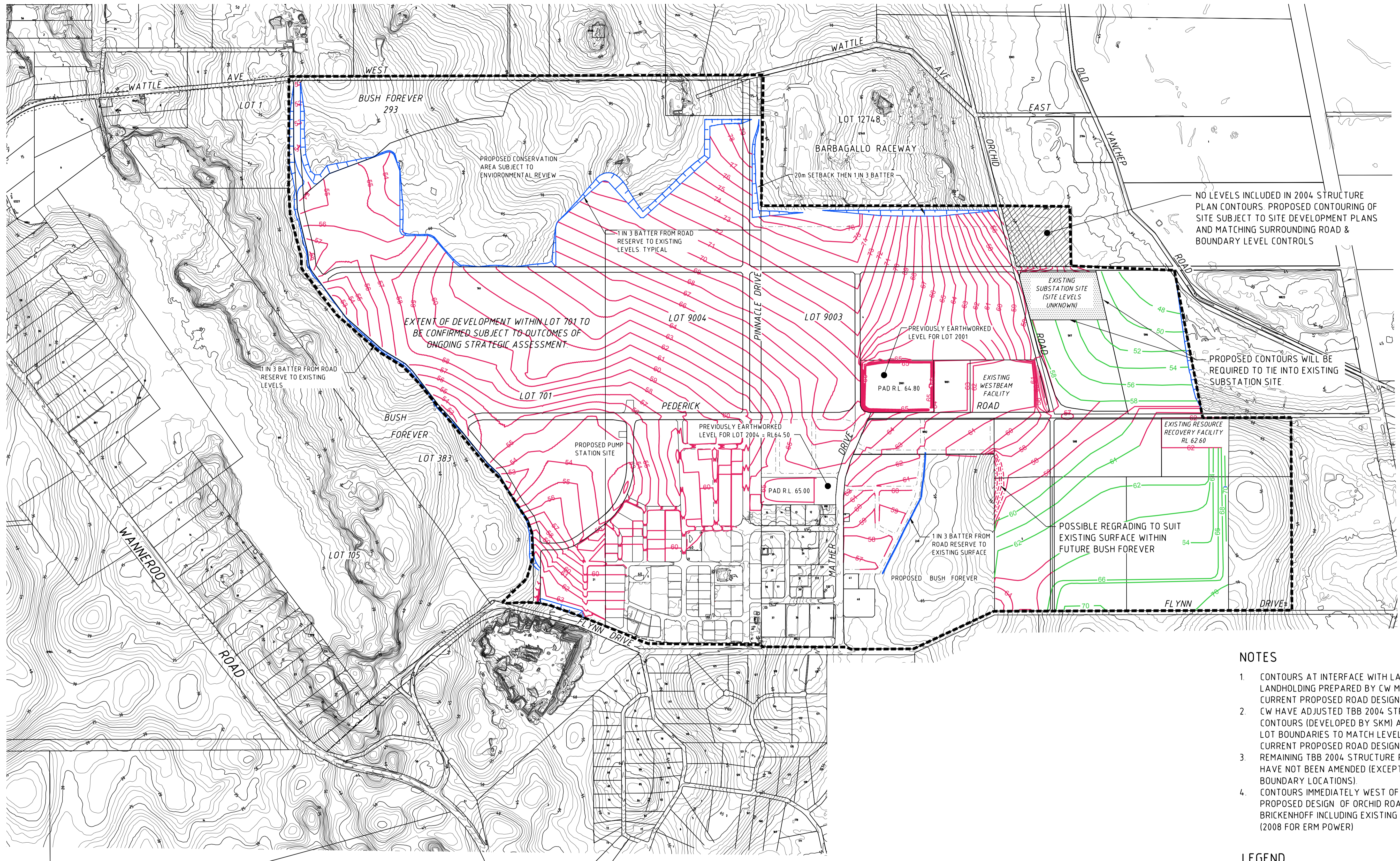
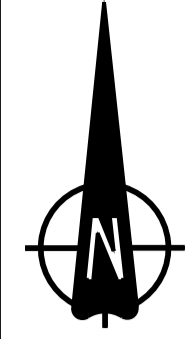
..... Date of Expiry

ATTACHMENTS

1. Proposed Revised Plan 2: Final Surface Contours Plan (August 2015)
2. Adopted Plan 2: Final Surface Contour Plan of ASP 17 (September 2004)
3. Correspondence between City of Wanneroo and LandCorp (December 2011)
4. Correspondence between the Department of Mines and Petroleum and LandCorp (June 2015).

ATTACHMENT 1

Proposed Revised Plan 2: Final Surface Contours Plan (August 2015)



NO LEVELS INCLUDED IN 2004 STRUCTURE PLAN CONTOURS. PROPOSED CONTOURING OF SITE SUBJECT TO SITE DEVELOPMENT PLANS AND MATCHING SURROUNDING ROAD & BOUNDARY LEVEL CONTROLS

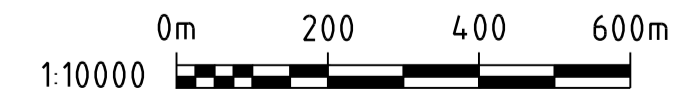
PROPOSED CONTOURS WILL BE REQUIRED TO TIE INTO EXISTING SUBSTATION SITE

NOTES

1. CONTOURS AT INTERFACE WITH LANDCORP & CoW LANDHOLDING PREPARED BY CW MATCH EXISTING OR CURRENT PROPOSED ROAD DESIGN LEVELS.
2. CW HAVE ADJUSTED TBB 2004 STRUCTURE PLAN CONTOURS (DEVELOPED BY SKM) AT ROAD INTERFACE & LOT BOUNDARIES TO MATCH LEVELS ALONG EXISTING & CURRENT PROPOSED ROAD DESIGN LEVELS
3. REMAINING TBB 2004 STRUCTURE PLAN CONTOURS HAVE NOT BEEN AMENDED (EXCEPT AT SELECTED BOUNDARY LOCATIONS)
4. CONTOURS IMMEDIATELY WEST OF ORCHID RD TIE INTO PROPOSED DESIGN OF ORCHID ROAD BY PARSON BRICKENHOFF INCLUDING EXISTING O/H POWERLINES (2008 FOR ERM POWER)

LEGEND

- AMENDED 2015 STRUCTURE PLAN CONTOURS
- ORIGINAL 2004 STRUCTURE PLAN CONTOURS
- STRUCTURE PLAN BOUNDARY



P:\5920_Lot 22 Flynn Drive\5920-00-Sub\5920-00-SK128.dwg, 14/12/2015 1:04:14 PM, mobile, Digital Signing PDF, pac3, 1:1, -CW Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
E	14.12.15	JBA	RP	ROLAND STANFORTH	ROAD LAYOUT REMOVED FOR CLARITY
D	09.11.15	JBA	RP	ROLAND STANFORTH	BATTER AMENDED TO COLOUR WHEN PLOTTED
C	20.08.15	JBA	RGS	ROLAND STANFORTH	CONTOURS REVISED TO SUIT EXISTING SUBSTATION & RESOURCE RECOVERY FACILITY
B	12.08.15	JV	RP	ROLAND STANFORTH	CONTOURS REVISED ADJACENT TO LOT 1001 AND EXISTING WESTBEAM FACILITY
A	07.08.15	JBA	R.P.	ROLAND STANFORTH	ISSUED FOR INFORMATION

REV	DATE	DRN	CKD	APP	AMENDMENT

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CW Cossill & Webley CONSULTING ENGINEERS

Mailing Address: PO Box 680, Subiaco WA 6904
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008

T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

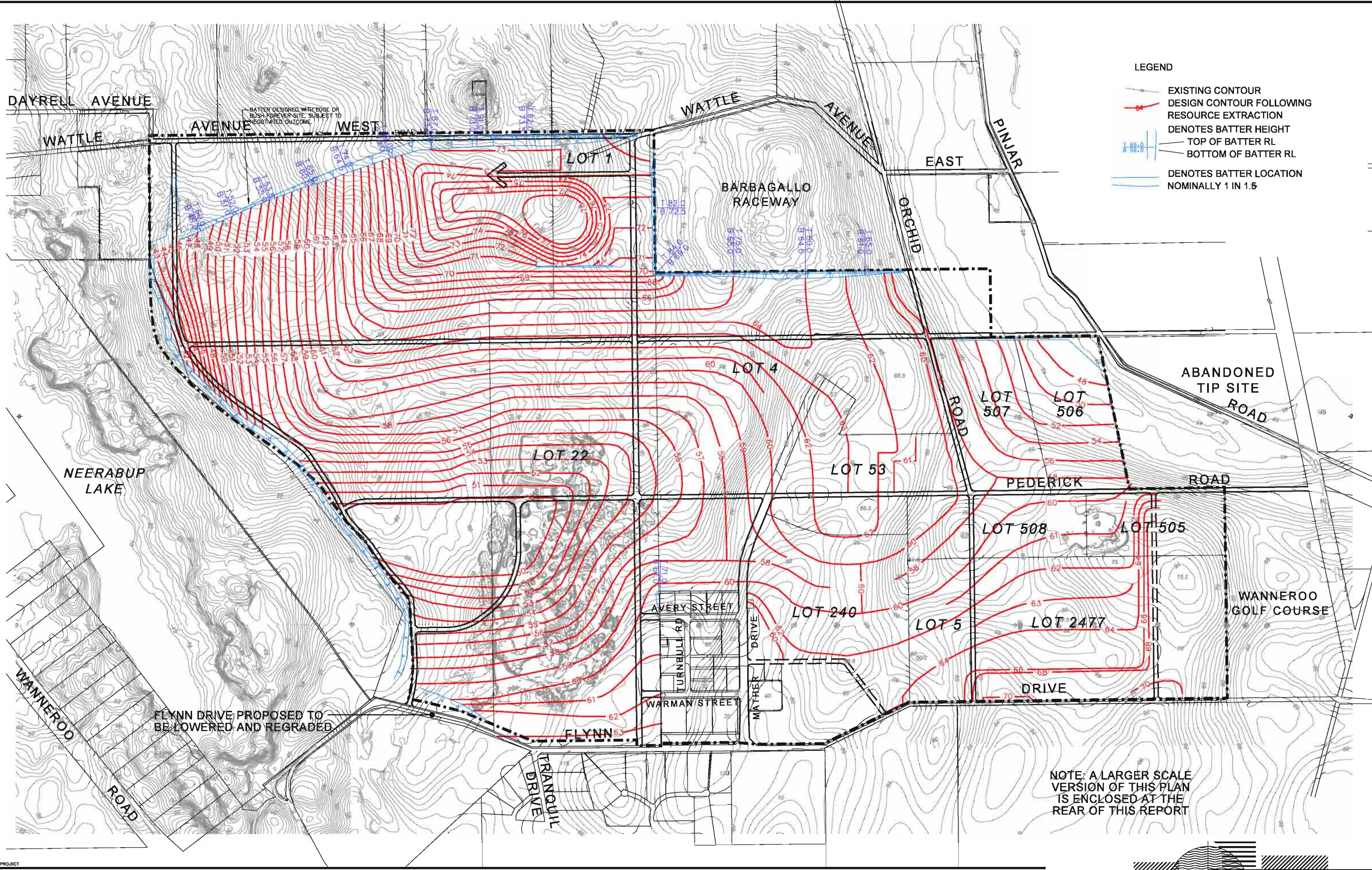
CLIENT	LANDCORP
PROJECT	LOT 22 FLYNN DRIVE, NEERABUP
TITLE	PROPOSED AMENDED STRUCTURE PLAN CONTOURS 2015
APPROVED	ROLAND STANFORTH
DESIGNED	JBA
SCALE	1:10000

WAPC No.	
DRAWING No.	5920-00-SK128
REVISION	E

ORIGINAL SIZE A1

ATTACHMENT 2

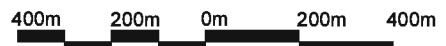
Adopted Plan 2: Final Surface Contour Plan of ASP 17 (September 2004)



- LEGEND**
- EXISTING CONTOUR
 - DESIGN CONTOUR FOLLOWING RESOURCE EXTRACTION
 - DENOTES BATTER HEIGHT
 - TOP OF BATTER RL
 - BOTTOM OF BATTER RL
 - DENOTES BATTER LOCATION NOMINALLY 1 IN 1.5

NOTE: A LARGER SCALE VERSION OF THIS PLAN IS ENCLOSED AT THE REAR OF THIS REPORT

**NEERABUP INDUSTRIAL AREA
FINAL SURFACE CONTOUR PLAN (SEPT 2004)**



PLAN 2

TAYLOR BURRELL BARNETT
Town Planning and Design
187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4588
admin@tbbplanning.com.au

SINCLAIR KNIGHT MERZ

ATTACHMENT 3

Correspondence between City of Wanneroo and LandCorp (December 2011)



Locked Bag 1
WANNEROO WA 6946
Telephone: (08) 9405 5000
Facsimile: (08) 9405 5499

RECEIVED
15 DEC 2011

BY:.....

File Number: 11/134589
Enquiries Officer: Ben Hesketh
9405 5438

Cossill & Webley Pty Ltd			
JEB	✓	RP	LH
RRT		MB	LC
CJH		RM	VT
RGS		JT	AWT
PFC		KL	AP
AT		PT	SL
TB		NA	TT
MW		EM	AAD
NS		DS	KJ
BJ		AB	

9 December 2011

Cossill & Webley Pty Ltd
431 Roberts Road
SUBIACO WA 6008

Attn: John Barham

Dear John,

RE: LOT 22 FLYNN DRIVE EARTHWORKS CONCEPT PLAN

I refer to your letter dated 24 October 2011, requesting the City's advice on an earthworks concept plan for Lot 22 Flynn Drive (5920-00-SK107-A) that proposes levels which differ to those specified by the Final Surface Contour Plan that forms part of Agreed Structure Plan No. 17 – Neerabup Industrial Area (ASP 17). I apologise for the delay in providing this response.

Section 7 of ASP 17 allows the City to approve a variation to the levels specified within the Final Surface Contour Plan, if it is satisfied that such a variation:

- 1) *Complies with the design criteria contained in Section 6.5 of the Explanatory Report; and*
- 2) *Will not adversely affect the ability of adjoining properties to conform to the Final Surface Contour Plan.*

The criteria specified within Section 6.5 of the ASP 17 Explanatory Report is as follows:

- i) *Desirable finished gradient is 1% with a maximum (without benching) of 2.5%. Some parts of Lot 21 have steeper slopes which will require detailed consideration at subdivision stage.*
- ii) *Benching (retaining or battering) should only be used where necessary to meet existing base levels, to achieve higher value industrial land, or for other reasons which will add value to, or not compromise, the industrial development objective.*
- iii) *The design should, as far as possible within the broader strategic planning objectives, meet the known extraction and development aspirations of individual landowners.*
- iv) *The design should ensure that the land can be efficiently serviced and staged for subdivision, sale and development for industrial use after extraction is complete, having regard for the principle road and land use layout contained in the NIA Structure Plan.*

v) *Final surface levels should remain above predicated water levels.*

At a precursory glance of the proposed levels, it would appear that the above criteria has been satisfied, with the exception of the 3% maximum gradient proposed in lieu of the 2.5% maximum prescribed, however, compliance will need to be demonstrated and assessed in greater detail as part of a formal development or subdivision application. The City's support of a variation to the Final Surface Contour Plan would also be dependent on confirmation from the Department of Mines and Petroleum that they are satisfied with the amount of resource extracted from the site. I note that if compliance with the above criteria cannot be demonstrated through a formal assessment, an amendment to ASP 17 may be required.

The City's aspirations regarding resource extraction on its own landholdings in Neerabup are yet to be determined and will be dependent on the quality of resources available and any ecological constraints pertaining to clearing of vegetation and/or habitat, it is therefore difficult at this stage to advise exactly what levels will be established on these sites.

I am advised that the '1 in 3' batter proposed to abut the City's Lot 9003 will require further detailed assessment by the City's Development Engineers and will likely necessitate a legal agreement and/or easement being in place to facilitate its construction and maintenance until such time as the City's landholding is developed.

Should you wish to discuss this matter further, please do not hesitate to contact Ben Hesketh on 9405 5438.

Regards,



Pas Bracone
MANAGER PLANNING IMPLEMENTATION

ATTACHMENT 4

Correspondence between the Department of Mines and Petroleum and LandCorp (June 2015).



Your ref:

Our ref: A1436/201101; A3043/201301

Enquiries: Warren Ormsby - Ph 9222 3571 Fax 9222 3633

Email: warren.ormsby@dmp.wa.gov.au

Mr Steve Bennett
Senior Development Officer
Landcorp
Level 6 Wesfarmers House
40 The Esplanade
PERTH WA 6000

Dear Mr Bennett

REVISED STRUCTURE PLAN LEVELS FOR NEERABUP INDUSTRIAL AREA 2015

The Department of Mines and Petroleum (DMP) has been working closely with Landcorp over a number of years to optimise the extraction of limestone from the above land through sequential extraction and release of land for industrial purposes. This document summarizes the result of geological investigations based upon available drilling data to ascertain the thickness and quality of limestone beneath the revised structure plan levels and DMP's position with respect to the extraction of this material.

Lots 701, 9004 and the portion of lot 9003 west of Mather Drive (see figure 1) lie within a Priority Resource Location for limestone under State Planning Policy 2.4. Under current practice, the Western Australian Planning Commission seeks advice from DMP about the status of the Priority Resource Location prior to progressing to the next stage of industrial subdivision. Note that the area to the east of Mather Drive falls outside the Priority Resource Location under State Planning Policy 2.4

Landcorp is planning for the initial development of 90 ha of industrial land on Lot 701 (refer to figure 5 'development area 1').

The future land use of the balance of Lot 701 (western and northern areas) is being considered as part of the Strategic Assessment for the Perth and Peel Region.

- If a class of action is secured through the Strategic Assessment that enables further extraction of limestone from the balance of Lot 701, Landcorp has undertaken to develop this land pursuant with the outcomes of the Strategic Assessment and EP Act section 16(e) advice.
- In the event the Strategic Assessment is discontinued it is understood Landcorp's intention is to revert to its previous proposal for the development of the balance of Lot 701, which includes a 98 hectare Conservation Reserve.

To assist Landcorp in its planning process and subject to the outcomes of the Strategic Assessment and EP Act section 16(e) advice, DMP provides the following information:

- The design levels proposed by Landcorp for the land east of Lot 9004 including Lot 9003 (see figure 1) are acceptable to DMP. These levels do not extract to the full depth of the known limestone, however, the available drilling information indicates that the grade of this material is comparatively low, averaging less than 60% CaCO₃. Part of this consideration is in recognition of the practical constraints on the final levels, particularly the current level of Mather Drive and the adjacent high voltage power lines. Of course, DMP encourages extraction below these design levels if economics permit.
- The proposed design levels for Lots 701 and 9004 (see figure 1) are acceptable to DMP subject to additional extraction of limestone beneath these levels where economics permit. DMP understands that excess sand onsite may be used as fill material to achieve final design levels. This additional extraction is consistent with current and past practice on Lot 9004 and thus far has resulted in good overall outcomes for limestone production and land development. Note drilling information shows areas of limestone up to about 20 m thick beneath the proposed design levels (refer to figures 2, 3, 4 and 5). Parts of the thicker limestone on the western side of Lot 701 are of very good quality and DMP expects maximum extraction of limestone within these areas where economic and practical quarrying considerations permit.

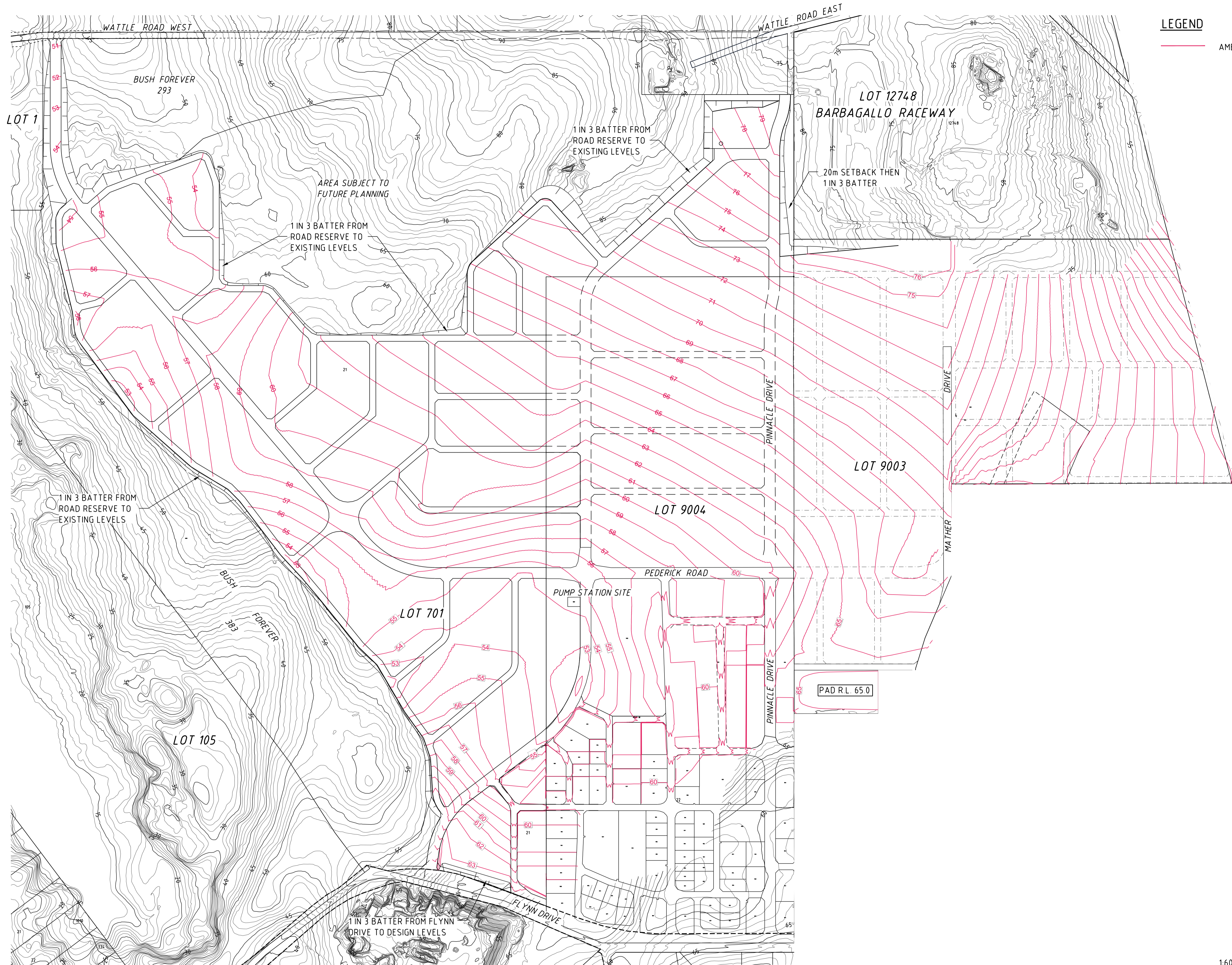
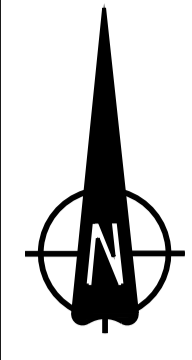
The above information summarizes DMP's position with respect to the staged release of land for future industrial development and will contribute to the best overall outcomes from this important resource and development area.

Yours sincerely



Ror
Rick Rogerson
Executive Director
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

9 June 2015



LEGEND
 AMENDED 2015 STRUCTURE PLAN LEVELS



P:\5920_Lot 22 Flynn Drive\5920-00-SK126.dwg, 20/05/2015 9:47:53 AM, .pfile, Digital Signing PDF, p.3, 1.1 - CIV Reference

REV	DATE	DRN	CKD	APP	AMENDMENT	REV	DATE	DRN	CKD	APP	AMENDMENT
E	19.05.15	DMC	JBA	[Signature]	CONTOURS TO THE EAST OF MATHER DRIVE SHOWN						
D	03.03.15	DMC	JBA		MINOR AMENDMENTS						
C	12.02.15	DMC	JBA		ISSUED FOR INFORMATION						
B	05.02.15	DMC	JBA		2004 STRUCTURE PLAN CONTOURS AMALGAMATED WITH PRELIMINARY DESIGN CONTOURS						
A	29.01.15	DMC	JBA		ISSUED FOR INFORMATION						

REV	DATE	DRN	CKD	APP	AMENDMENT

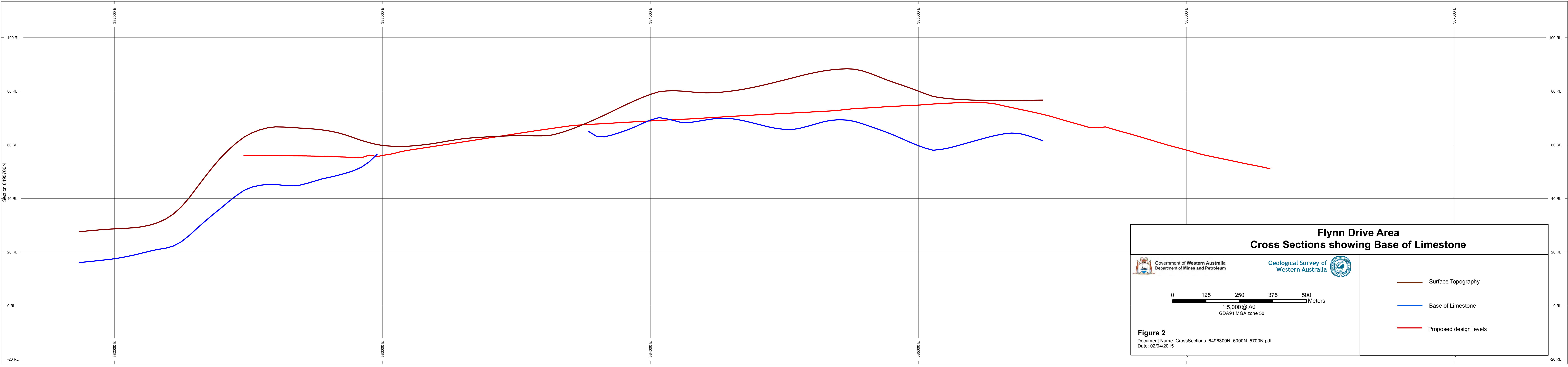
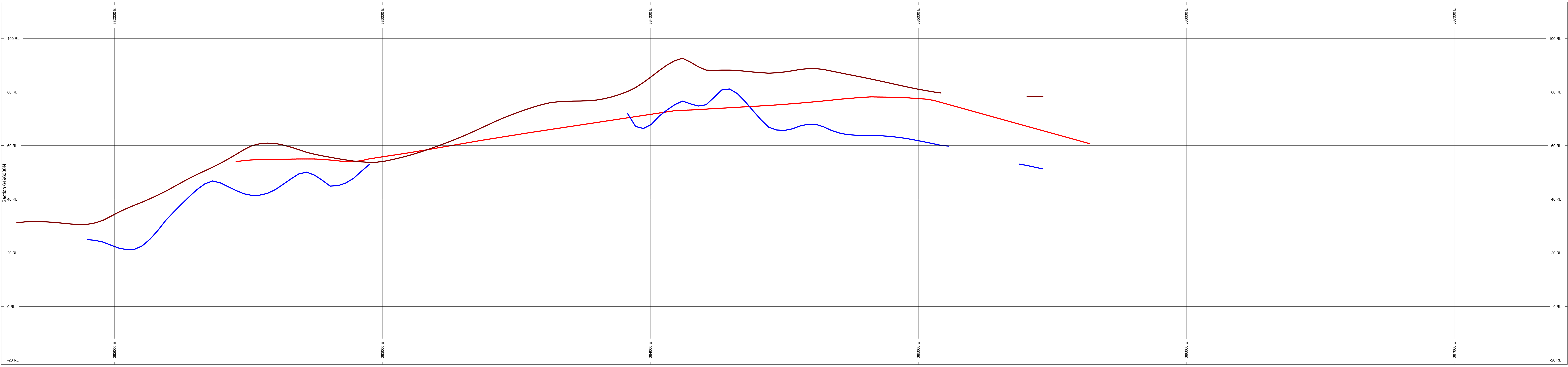
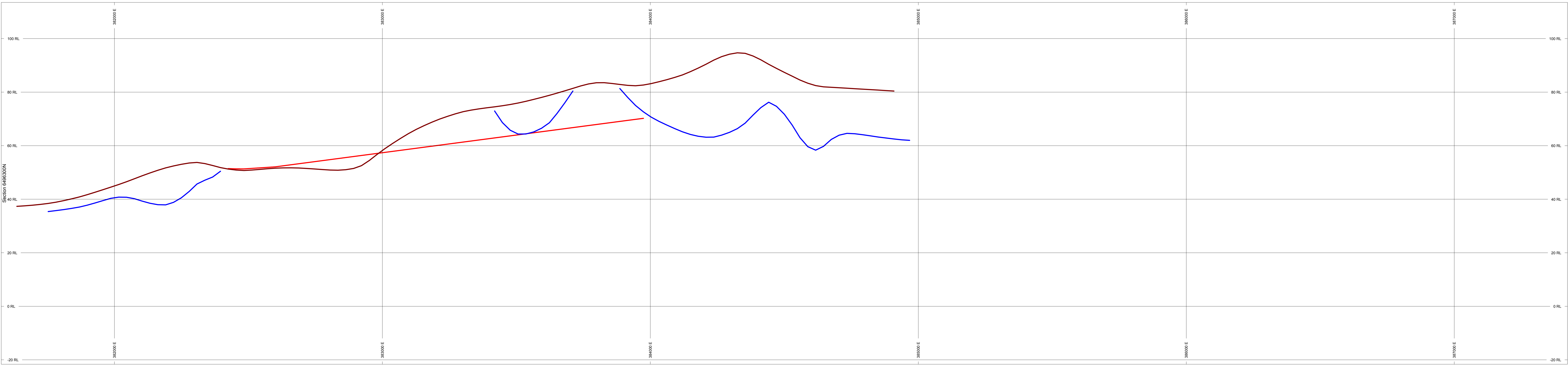
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CLIENT
 LANDCORP
APPROVED 20.05.15
 [Signature]
DESIGNED JBA
 SCALE 1:6000

PROJECT
 LOT 22 FLYNN DRIVE, NEERABUP
TITLE
 PROPOSED AMENDED STRUCTURE PLAN CONTOURS 2015
DRAWING No. 5920-00-SK126
REVISION E

ORIGINAL SIZE A1



Flynn Drive Area
Cross Sections showing Base of Limestone

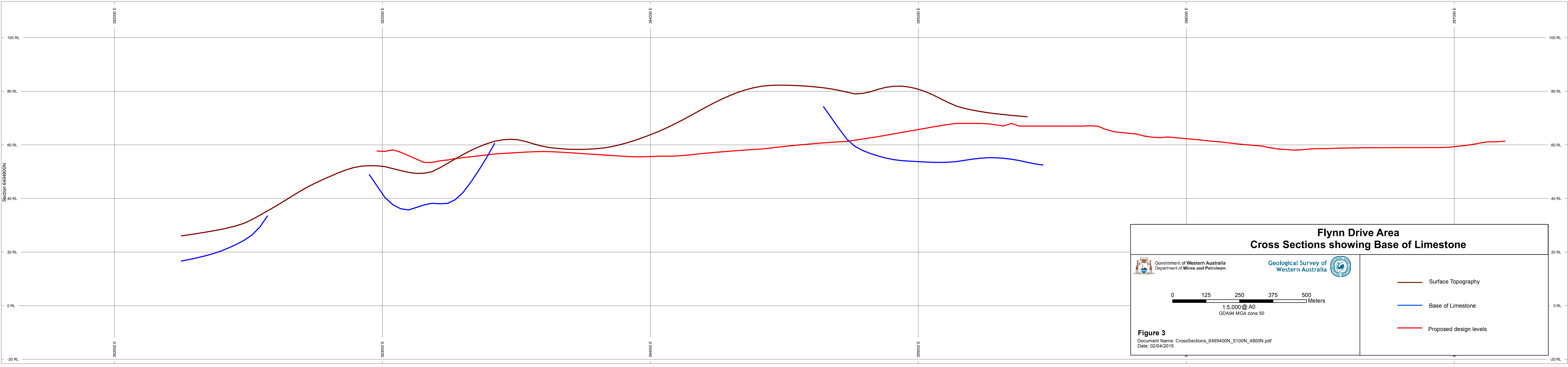
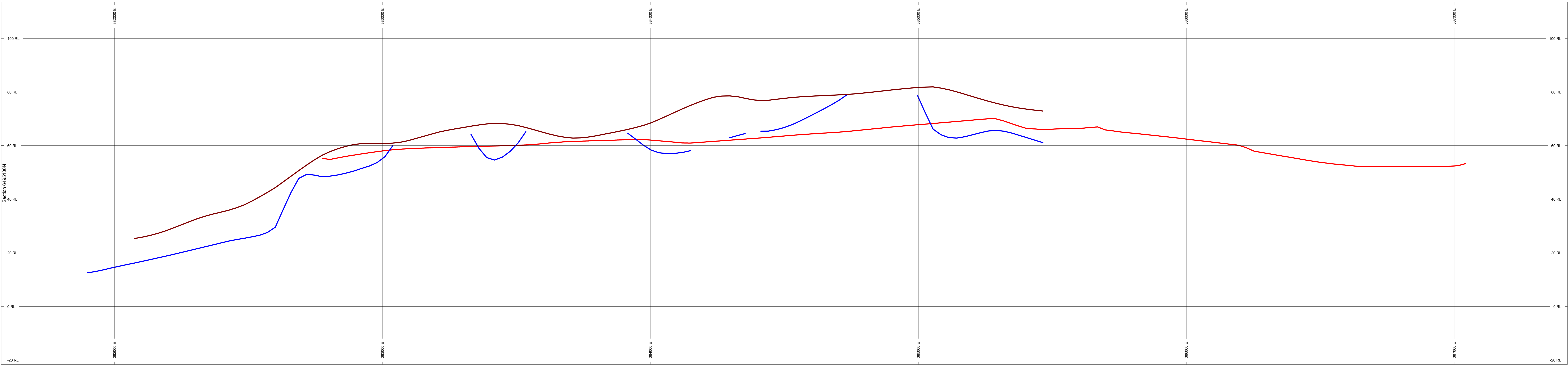
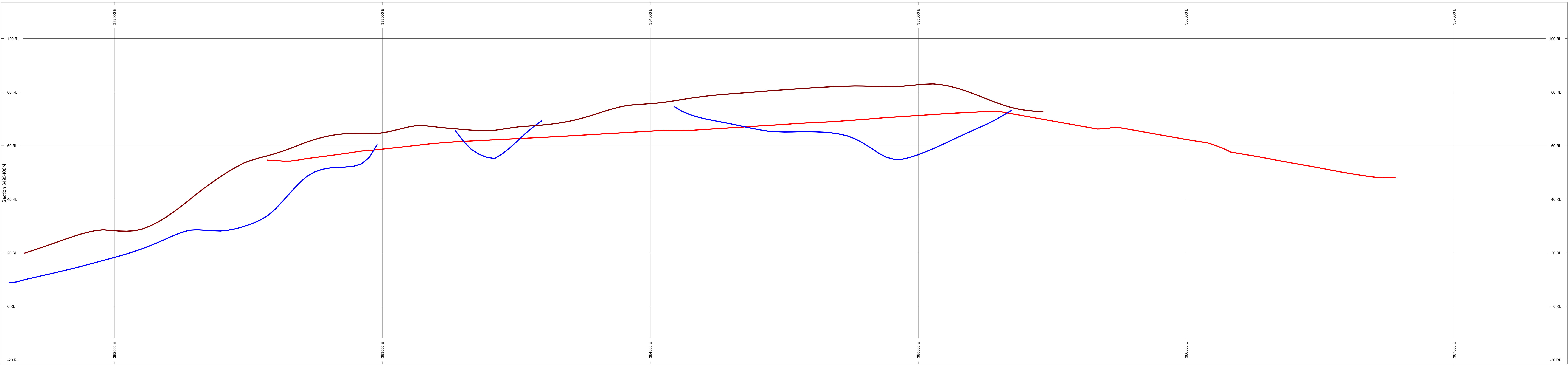
Government of Western Australia
Department of Mines and Petroleum

Geological Survey of
Western Australia

1:5,000 @ A0
GDA94 MGA zone 50

- Surface Topography
- Base of Limestone
- Proposed design levels

Figure 2
 Document Name: CrossSections_6496300N_6000N_5700N.pdf
 Date: 02/04/2015



Flynn Drive Area
Cross Sections showing Base of Limestone

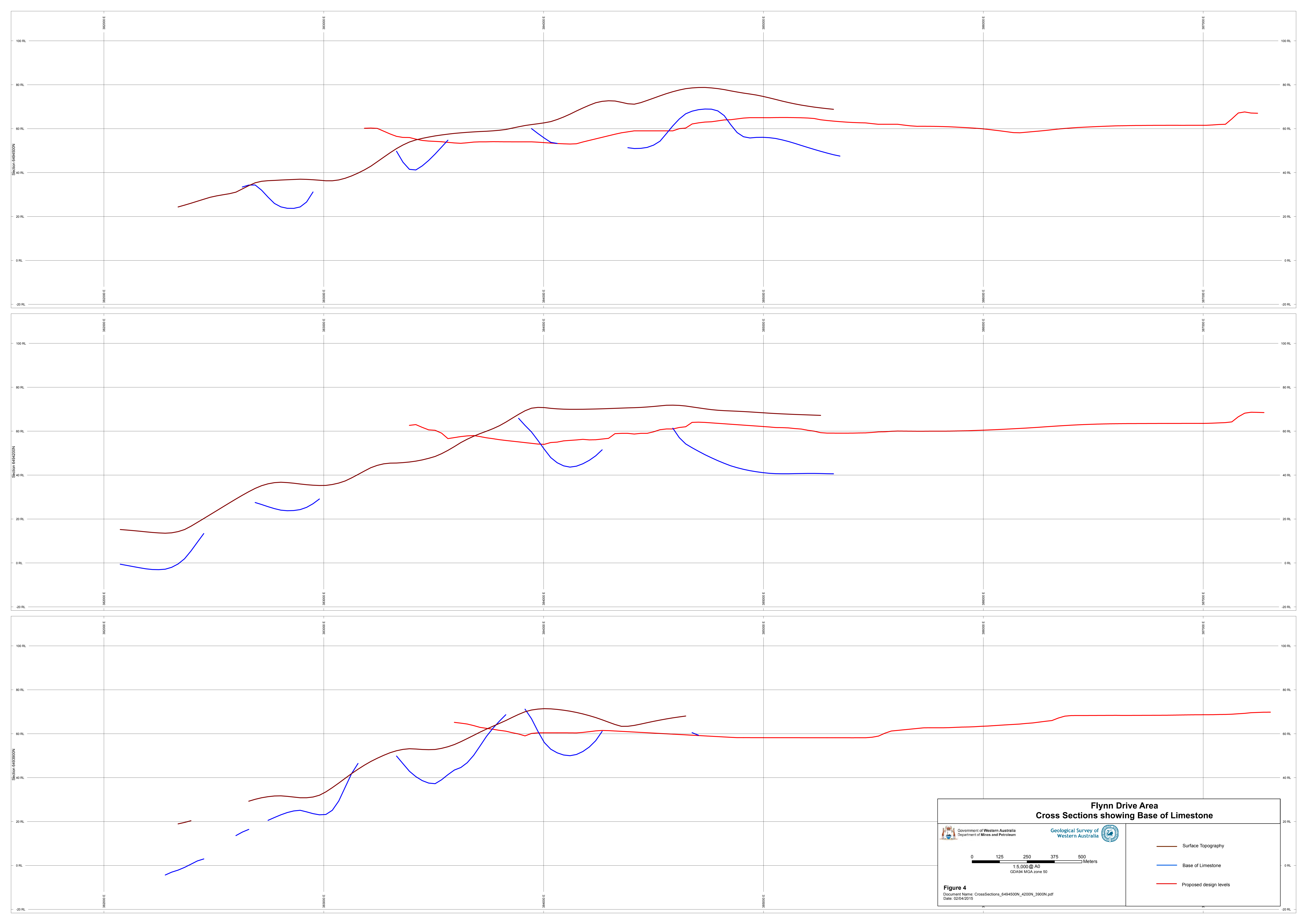
Government of Western Australia
Department of Mines and Petroleum

Geological Survey of
Western Australia


0 125 250 375 500 Meters
1:5,000 @ A0
GDA94 MGA zone 50

Figure 3
Document Name: CrossSections_649540N_5100N_4800N.pdf
Date: 02/04/2015


- Surface Topography
- Base of Limestone
- Proposed design levels



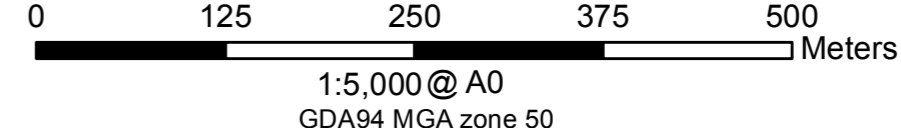
Flynn Drive Area
Cross Sections showing Base of Limestone



Government of Western Australia
Department of Mines and Petroleum



Geological Survey of
Western Australia



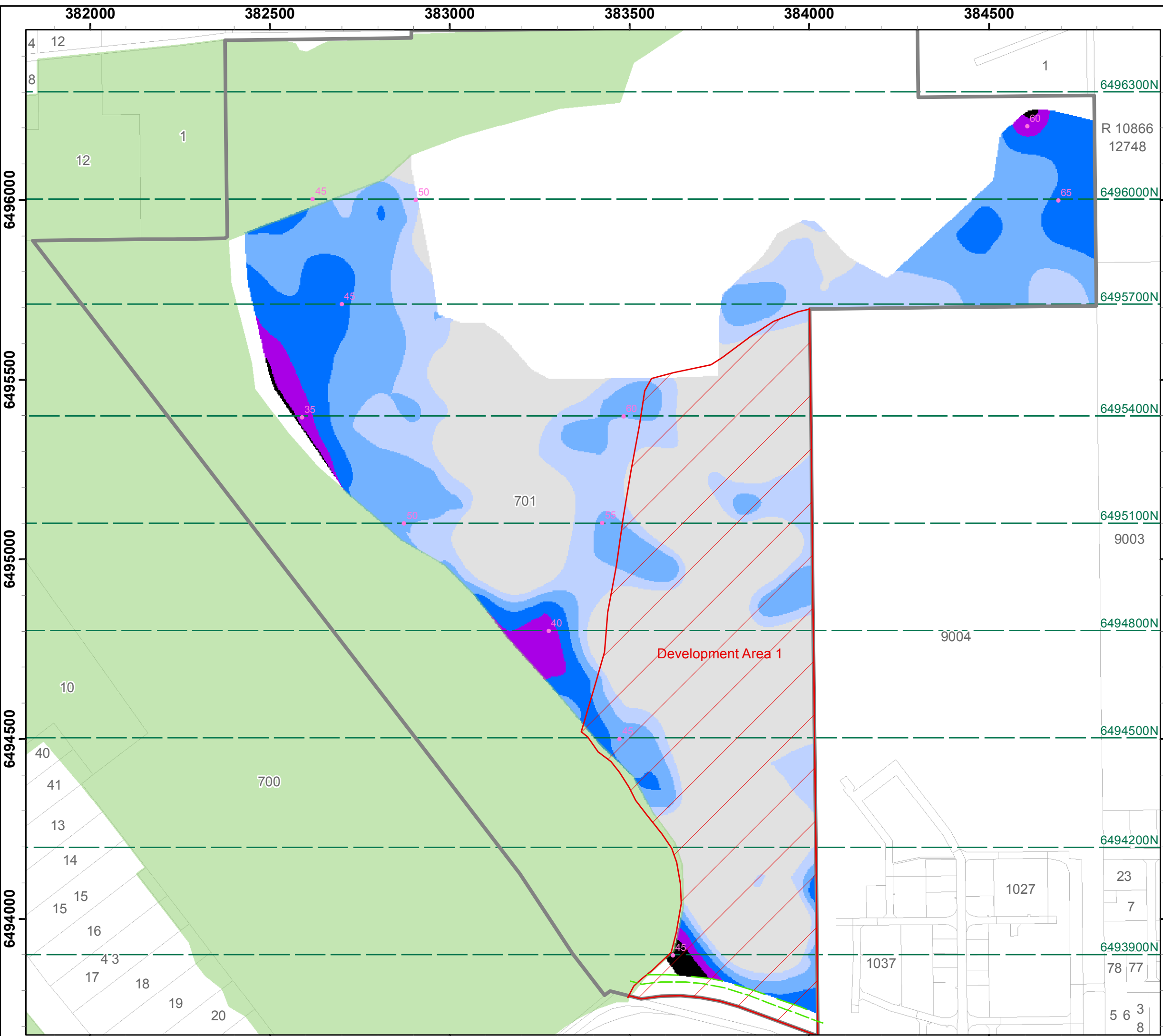
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1:5,000 @ A0
GDA94 MGA zone 50

- Surface Topography
- Base of Limestone
- Proposed design levels

Figure 4
 Document Name: CrossSections_6494500N_4200N_3900N.pdf
 Date: 02/04/2015

Limestone Levels Lot 701 Flynn Drive, Neerabup

Figure 5



- Lot 701 Flynn Drive
- Landgate cadastre
- Development Area 1
- Bush Forever (2009)
- Cross sections
- Spot levels (base of limestone mAHD)
- Approximate 3 in 1 interface location
- Flynn Drive 40 m offset from boundary

- Limestone below design levels (m)**
- No limestone below design levels
 - 0 m - 5 m
 - 5 m - 10 m
 - 10 m - 15 m
 - 15 m - 20 m
 - > 20 m

