

AMENDMENT NO. 05

TO THE

SOUTH ALKIMOS

LOCAL STRUCTURE PLAN NO. 72

**RECORD OF AMENDMENTS MADE TO THE
LOCAL STRUCTURE PLAN NO. 72**

Amendment No.	Summary of the Amendment	Date approved by WAPC
05	<ol style="list-style-type: none"> 1. Amending the Local Structure Plan map to: <ol style="list-style-type: none"> a. Remove the 'Area subject to further planning' notation from part of Lot 1012; b. Include part of Lot 1012 within the 'Private Clubs/Recreation' zone; c. Insert odour buffer line; and d. Insert note on Plan stating "Buffer area subject to potential odour emissions from the Alkimos Waste Water Treatment Plant". 2. Amend Part One by: <p style="margin-left: 40px;">Amending Clause 6.1 to include:</p> <ol style="list-style-type: none"> c) <u>Private Clubs/Recreation Zone – Area within waste water treatment plant odour buffer only</u> <p style="margin-left: 80px;">Sensitive land uses as defined by State Planning Policy 4.1 (State Industrial Buffer Policy) shall not be permitted within the odour buffer area indicated on Plan 1, with the exception of sports grounds and associated facilities, which may be approved by the Local government on the advice of the Water Corporation of Western Australia.</p> 3. Replacing Plan 1 – South Alkimos Local Structure Plan No. 72. 	

**AMENDMENT NO. 05 TO THE
SOUTH ALKIMOS LOCAL STRUCTURE PLAN NO. 72.**

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

1. Amending the Local Structure Plan map to:
 - a. Remove the 'Area subject to further planning' notation from part of Lot 1012;
 - b. Include part of Lot 1012 within the 'Private Clubs/Recreation' zone;
 - c. Insert odour buffer line; and
 - d. Insert note on Plan stating "Buffer area subject to potential odour emissions from the Alkimos Waste Water Treatment Plant".

2. Amend Part One by:

Amending Clause 6.1 to include:

- c) Private Clubs/Recreation Zone – Area within waste water treatment plant odour buffer only
Sensitive land uses as defined by State Planning Policy 4.1 (State Industrial Buffer Policy) shall not be permitted within the odour buffer area indicated on Plan 1, with the exception of sports grounds and associated facilities, which may be approved by the Local government on the advice of the Water Corporation of Western Australia.

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

Executive Summary

This structure plan amendment request has been prepared by TPG+Place Match (TPG) on behalf of the Water Corporation (Water Corp) in order seek to a minor amendment to the operational South Alkimos Local Structure Plan No. 72 (LSP 72) encompassing Part of Lot 1012 on Deposited Plan 69492, in Alkimos (the subject site).

The subject site directly adjoins a drainage sump and the existing playing fields used by St James' Anglican School. We It is noted that realignment of Pectoral Promenade is currently progressing around the western and northern sides of the site and will soon be formalised with approximately 200 metres of street frontage to Pectoral Promenade on the western side and 85 metres of frontage to a new street created on the northern side of the site respectively.

This structure plan amendment aligns with the overall strategic intent for the area, and ties seamlessly into the planning framework over the site including the Alkimos-Eglinton District Structure Plan (DSP) and relevant City of Wanneroo (the City) planning instruments and controls.

This proposed structure plan amendment has been written in accordance with the Western Australian Planning Commission (WAPC) guidelines for the format, preparation and lodgement of structure plans under the *Planning and Development Regulations 2015* (the Regulations).

This amendment seeks for the part of the Water Corporations Alkimos Waste Water Treatment Plant lot currently identified as an 'Area subject to further planning' to be rezoned to the 'Private Clubs/Recreation' zone for use by the adjoining school. The relevant area is immediately adjacent to the school site and has been physically separated from the Water Corporation's WWTP by the extension of Pectoral Promenade.

In order to address potential odour issues it is proposed that sensitive land uses as defined by State Planning Policy 4.1 (State Industrial Buffer Policy) (SPP 4.1) shall not be permitted within the odour buffer area indicated on Plan 1, with the exception of sports grounds and associated facilities, which may be approved by the Local government on the advice of the Water Corporation of Western Australia.

1. Part One – Implementation

1.1 Preamble

This structure plan amendment request has been prepared by TPG+Place Match (TPG) on behalf of the Water Corporation (Water Corp) in order seek to a minor amendment to the operational South Alkimos Local Structure Plan No. 72 (LSP 72) encompassing Part of Lot 1012 on Deposited Plan 69492, in Alkimos (the subject site).

The subject site sits just west of the future Alkimos City Centre on the opposite side of Marmion Avenue. It has strong strategic vehicle linkages with the Pectoral Promenade realignment being identified as a neighbourhood connector which connects into Marmion Avenue.

The Alkimos-Eglinton area is a rapidly developing location within the Perth Metropolitan Region. This structure plan amendment aligns with the overall strategic intent for the area, and ties seamlessly into the planning framework over the site including the Alkimos-Eglinton District Structure Plan (DSP) and relevant City of Wanneroo (the City) planning instruments and controls.

This proposed structure plan amendment has been written in accordance with the current Western Australian Planning Commission (WAPC) guidelines for the format, preparation and lodgement of structure plans under the *Planning and Development Regulations 2015* (the Regulations).

Noting the history of the planning relating to the site and the Alkimos Waste Water Treatment Plant, the following structure plan amendment document reflects the level of detail that is now required under the Regulations and that might typically be provided in a minor structure plan amendment of this scale.

1.2 Structure plan amendment area

This structure plan amendment relates to just the south-eastern portion of Lot 1012 on Deposited Plan 69492, in Alkimos. It is considered that the structure plan amendment can be considered simultaneously with the Metropolitan Region Scheme (MRS) Urban Deferment Lifting request for the subject site on the basis of its consistent and abutting boundaries with the St James Anglican School (the School), and the high level of integration between the two sites. The subject site forms part of the 220.93ha site (Lot 1012) which encompasses the Alkimos Water Corporations Wastewater Treatment Plant (WWTP) inclusive of its designated odour buffer.

In terms of broad context, the subject site is in close proximity to the future Alkimos City Centre, being immediately to the east on the opposite side of Marmion Avenue, generally running north-south parallel to the coast.

Figure 1 – Aerial Plan



subject site

1.3 Operation

This structure plan amendment seeks to amend the endorsed South Alkimos Local Structure Plan No. 72 (as amended).

1.4 Staging

As a structure plan that has been operational for a number of years, staging considerations are not relevant to this amendment. All necessary major infrastructure relevant to the subject site, including services and roads are either currently under construction or already in existence within the structure plan area, with additional servicing and capacity explored in the servicing section of this report.

1.5 Proposed Structure Plan Amendment

The following amendments to LSP 72 are requested:

- Removal of the 'Area subject for further planning' notification;
- The inclusion of the subject site within the 'Private Clubs/Recreation' zone;
- The inclusion of a buffer line and associate legend reference;
- The inclusion of a notation with regard to potential odour emissions from the WWTP affecting the site; and
- Amending Part One of the structure plan to specifically include some discretionally permissible land uses within the WWTP buffer area, whilst excluding all other uses which may be odour sensitive as defined by State Planning Policy 4.1 (State Industrial Buffer Policy) (SPP 4.1).

Appendix 1 – Proposed Amendment No. 5 to LSP 72 depicts the proposed structure plan amendments in graphical terms.

The structure plan amendment is proposed in response to the need to accommodate additional playing fields for growing student numbers at St James' Anglican School. St James' Anglican School. The School currently caters to primary school students from Kindergarten age through to Year 8. By 2021 the School is anticipated to expand its intake to include secondary school students up to and including Year 12. At that stage, total student enrolments are anticipated to reach around 1100 students per annum.

The odour buffer associated with the WWTP intersects the subject site and may potentially cause some amenity issues to arise from time-to-time. Accordingly, it is the Water Corporations intention to ensure that any sensitive land uses are specifically excluded from the buffer area.

For the purpose of this amendment, 'sensitive use' has the same meaning as provided by SPP 4.1 being:

Sensitive Use—includes residential dwellings, major recreational areas, hospitals, schools and other institutional uses involving accommodation.

Whilst the odour buffer area is currently aligned and located wholly within the WWTP site, the partial transfer of the site to the School will see part of WWTP buffer located off-site. For this reason, LSP 72 is also proposed to have regard to 'established infrastructure' (i.e. the WWTP buffer) as provided for in SPP 4.1. Protection of the odour buffer around the WWTP is of the utmost importance to the Water Corporation who are under contractual arrangements with the Anglican Schools Commission to provide a registered restrictive covenant over the playing fields prior to settlement. This mechanism will ensure odour sensitive land uses cannot be established within the subject site.

The intention is therefore that the land uses within the amended structure plan area will be limited to only those uses which are not odour sensitive, and which may benefit from being located close to Water Corporation assets. Playing fields are considered to be a consistent and appropriate land use in this regard.

In summary, the structure plan amendments seek to amend the operative structure plan to allow for logical expansion of the School's playing fields in accordance with the neighbourhood connector (Pectoral Promenade) surrounding the subject site whilst also ensuring that no sensitive land uses be permitted in the buffer area.

1.5.1 Structure Plan Amendment Approval Requirements

The structure plan amendment request requires approval from the Western Australian Planning Commission (WAPC), with reference to any comments and submissions from the City. The purpose of this structure plan amendment report is to address relevant structure planning requirements under the current legislation, and to also demonstrate why the structure plan amendments as requested form the logical progression and evolution of LSP 72.

1.5.2 Structure Plan Amendment Detail

1.5.2.1 Proposed Amendments

The proposed structure plan amendment will facilitate the expansion of the playing fields and associated facilities for the existing School. The proposed amendments will:

- Be designed to make best use of the subject site despite being limited by potential odour impacts.
- Will lend support to a diverse range of active recreational opportunities.

This structure plan amendment is intended only to rationalize an area of land adjacent to the School for use as playing fields to cater for the future student numbers.

Access and Car Parking

No access or parking to the subject site is required at this juncture. Should new access to the subject site be necessary, this responsibility lies with the school and would be subject to a separate approvals process undertaken with the City. Regardless, it is noted that access and parking arrangements are likely to be provided through the school site.

Uses and Diversity

The key feature of this proposal is that the subject site will eventually form part of the School grounds for use as 'playing fields' in an area intended for outdoor recreational pursuits. In this regard, there is not considered to be any need for expanding the range or diversity of land use outside of those permissible under the 'Private clubs/recreation' zone, as set out under the City's District Planning Scheme No. 2 (DPS 2) other than for 'infrastructure' purposes associated with the WWTP buffer.

Pedestrian Movement

It is understood that a continuous footpath is to be provided along the exterior edges of the neighbourhood connector where it abuts the subject site, and that this is currently being constructed. The key principles of new development stages include:

- The provision of convenient, safe and direct pedestrian access, which will be well lit to encourage safe use after hours.
- Providing activation and casual surveillance of public areas.

Landscaping

Where applicable to the subject site, landscaping arrangements (and any respective approvals thereof) are to be obtained by the School as part of their future planning processes. Notwithstanding, landscaping in the area is likely to be limited to the laying of turf for playing fields.

1.6 Local Development Plans

It is noted that the adjoining School site has an approved Local Development Plan in place (being DAP 19 – South Alkimos) which establishes a building envelope for the School's buildings and its associated infrastructure. Relevantly, DAP 19 – South Alkimos provides another layer of protection from sensitive land uses being potentially impacted by the WWTP odour buffer.

1.7 Infrastructure and Servicing

All services including power, water, sewer and telecommunications are currently available via extensions to the established service connections provided to the School which can be extended if / when required. An amalgamation application is currently being progressed to give effect to this ultimate outcome. Accordingly amending LSP 72 is not considered to be prejudicial to the orderly and proper roll out of services in this instance.

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. 05 TO THE SOUTH ALKIMOS LOCAL STRUCTURE PLAN NO. 72.

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

AMENDMENT NO. 05 TO THE SOUTH ALKIMOS LOCAL STRUCTURE PLAN NO. 72.

2. Part Two – Explanatory report

2.1 Preamble

The purpose of Part Two of this report is to support the structure plan amendment request operational elements contained in Part One by providing the planning background and explanatory information used to prepare the request and inform the controls detailed in Part One. The following information is directly relevant and is deemed to be more than sufficient to support the structure plan amendment for the subject site. It also provides further information to assist decision-making for any increased level of detail which will be required through future planning and development application processes.

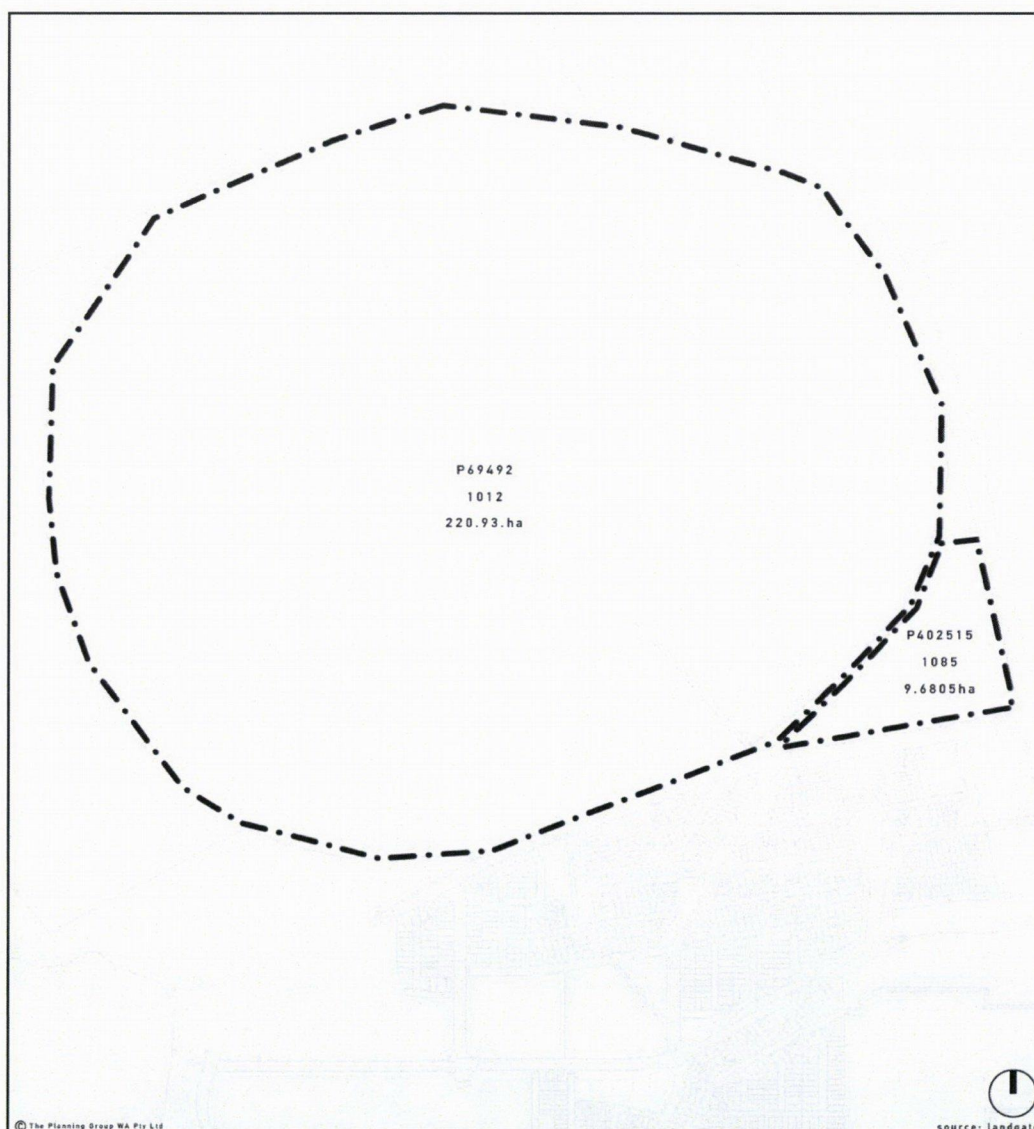
2.1.1 Scheme Amendment Land description

The subject site is located immediately the west of the future Alkimos City Centre. It is noted that the realignment of Pectoral Promenade is currently progressing around the western and northern sides of the site and will soon be formalised with approximately 200 metres of street frontage to Pectoral Promenade on the western side and 85 metres of frontage to a new street created on the northern side of the site respectively. The subject site has a total area of 1.3075ha. The boundary of the structure plan area is depicted on Figure 1 – Local Structure Plan Area.

Current ownership and title details relating to the subject site are as follows:

- Lot 1012 on Deposited Plan 69492 - Vol. 2771 Fol. 784 owned by Water Corporation.

Figure 2 – Site Plan



2.1.2 Location and Regional Context

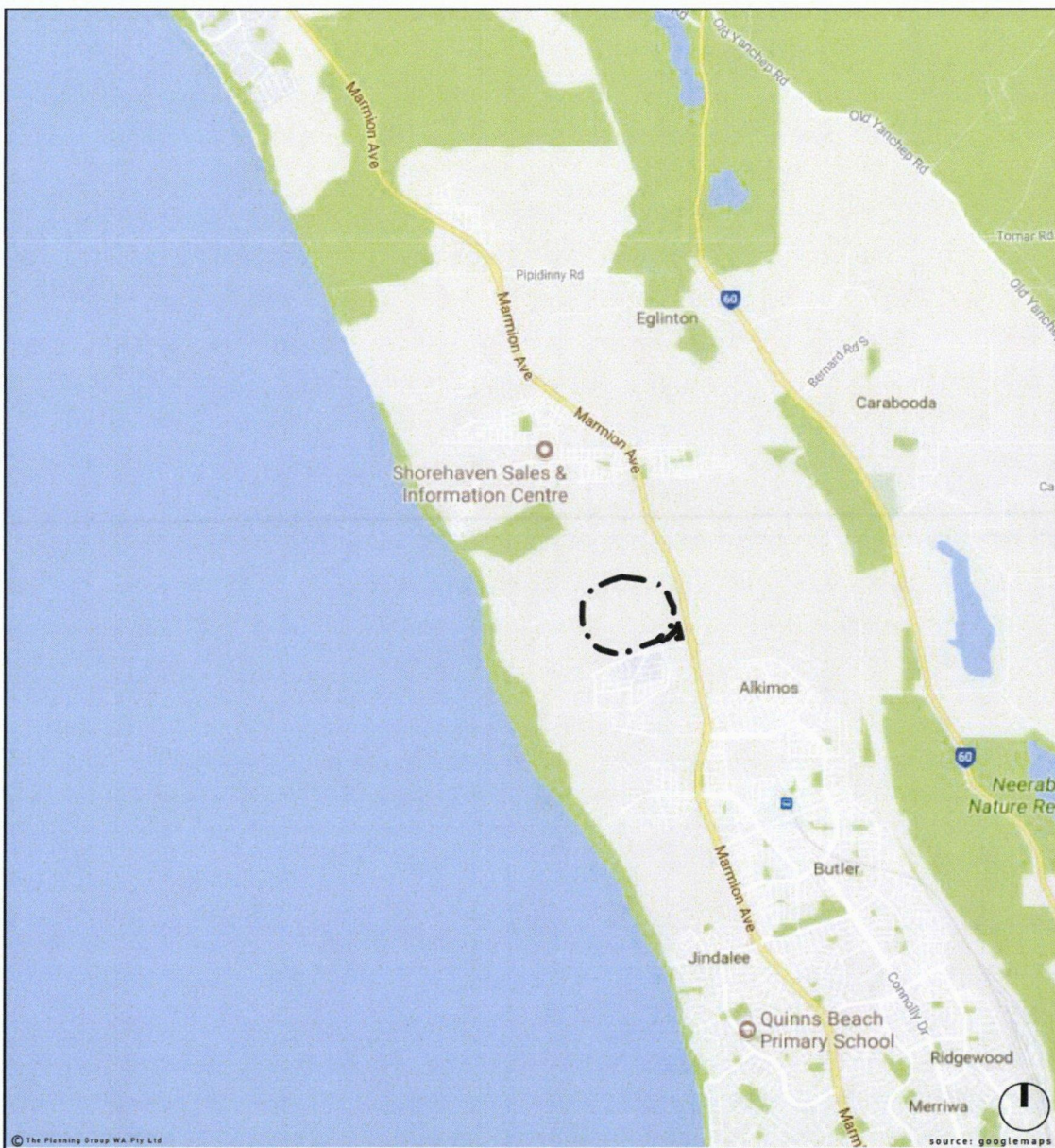
Once formalised by way an amalgamation (currently being progressed with the WAPC), the subject site will form part of a single lot located at the north-western corner of Marmion Avenue and Graceful Boulevard.


The subject site is located in Alkimos, approximately 41 kilometres north of the Perth Central Business District. It is situated just west of the future Alkimos City Centre and approximately 550m from the coastline to the west.

Locally, the subject site is situated 40 metres to the west of Marmion Avenue which runs parallel to the subject site. The site directly adjoins a drainage sump and some existing playing fields owned and used by the School. The realignment of Pectoral Promenade is currently progressing around the western and northern sides of the site.

For the purposes of this structure plan amendment, the subject site specifically includes the Pectoral Promenade road realignment around the site as well as the new road connection through to Marmion Avenue for consistency with the designated structure plan boundary.

Figure 3 – Location Plan



 subject site

2.2 Planning Framework

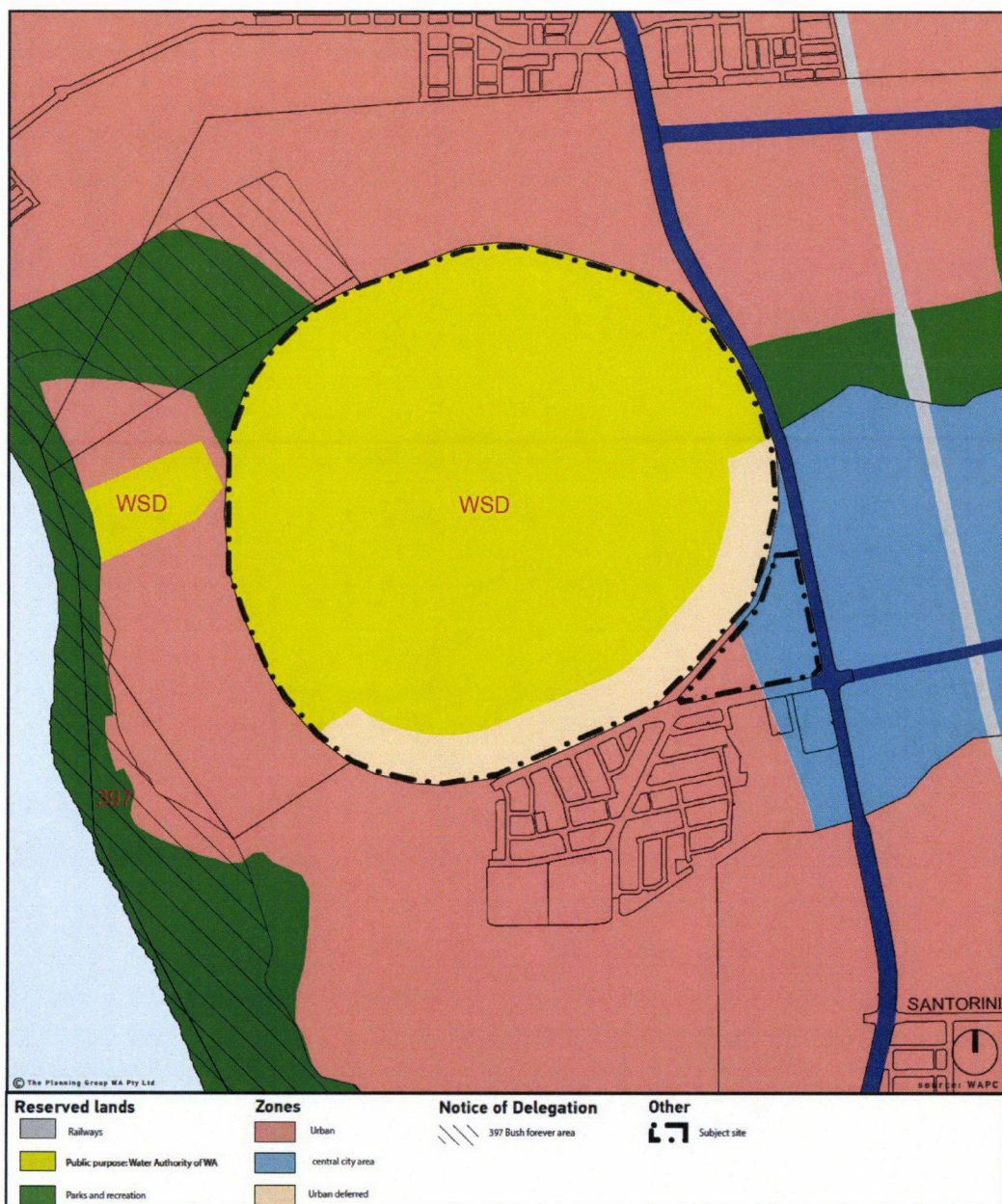
2.2.1 Metropolitan Region Scheme

The subject site is currently zoned 'Urban Deferred' pursuant to the MRS. An urban deferment lifting request is currently being progressed simultaneously with the proposed structure plan amendment, which seeks to rezone the subject site to 'Urban'. MRS Amendment 1029/33, which was endorsed in 2006, established the odour buffer around the WWTP in its current form. MRS Amendment 1029/33 provides the following with regard to 'Lifting of Urban Deferment – Wastewater Treatment Plant Buffer':

Lifting of Urban Deferment within the southern portion of the Waste Water Treatment Plant Buffer shall not occur unless it is demonstrated to the requirements of the Environmental Protection Authority that the area within which Urban Deferment is to be lifted is not subject to odour at a level likely to cause adverse impacts on the amenity of odour sensitive land uses.

The urban deferment lifting request will facilitate the exchange of a portion of the WWTP buffer area to the adjoining School for use as playing fields. As this is not considered a sensitive land use it is consistent with the above intent, thereby satisfying the EPA requirements in this regard.

Figure 4 – MRS



2.2.2 City of Wanneroo District Planning Scheme No. 2

Under the City's DPS 2, the subject site is wholly zoned 'Urban Development'. The zones within DPS2 were previously amended to bring them in line with changes to the MRS (Amendment No. 68 to DPS 2, gazetted on 16 May 2008).

At the time of writing this report, the adopted structure plan in effect over the subject site is identified as LSP 72. The requirements of LSP 72 will be used in this case to guide future development. The implications of LSP 72 are discussed below.

Figure 5 – DPS 2



2.2.2.1 Specific Scheme Provisions

Clause 3.14.3 of DPS 2 states the following with regard to subdivision in the 'Urban Development' zone.

Subject to Clause 27 of the deemed provisions, no subdivision (including strata or survey strata subdivision) or other development should be commenced or carried out in an Urban Development Zone until a Structure Plan has been prepared and adopted under the provisions of Part 4 of the deemed provisions. No subdivision (including strata or survey strata subdivision) should be commenced or carried out and no other development shall be commenced or carried out otherwise than in conformity with a Structure Plan which is in existence at the time the application for approval of the subdivision or other development is received by the responsible authority.

Under DPS 2, there is a general presumption against recommending subdivision, or approving an application for planning approval on land within the 'Urban Development' zone, unless there is an adopted structure plan in place. In this case, LSP 72 is proposed to be amended to include the subject site within the 'Private Clubs/Recreation' zone, meeting the intent of DPS 2.

Clause 3.9 of the Scheme states the following zoning objective:

3.9 THE PRIVATE CLUBS/RECREATION ZONE

The objective of the Private Clubs/Recreation Zone is to accommodate uses such as private golf clubs, private educational, institutional, recreational and tourist accommodation activities.

The intended land use for the subject site is consistent with this zoning objective.

As the 'Private Parks/Recreation' zone includes a number of 'sensitive' land uses which can be permitted in this zone under DPS 2, it is intended make specific textual amendments to Part One – Statutory Section of the LSP 72. The proposal will ensure that only the School and associated infrastructure will be potentially permissible land uses, subject to Local government approval on the advice of the Water Corporation with all sensitive land uses not being permitted in the WWTP odour buffer.

2.2.3 Alkimos Eglinton District Structure Plan

The subject site falls within the Alkimos Eglinton District Structure Plan (DSP) area. The DSP was adopted by Council in August 2010 following endorsement by the WAPC, subject to modifications. The DSP identifies the subject site as being located within an area for 'future potential urban'.

This structure plan amendment is considered to be consistent with the intent of the adopted DSP, with the general arrangement of land uses and infrastructure being depicted on the DSP Map, including proposed land uses, road hierarchy and linkages to surrounding existing and planned developments.

2.2.4 South Alkimos Local Structure Plan No. 72 (LSP 72)

By way of background, LSP 72 Amendment No. 3 was endorsed by the WAPC in December 2015 which effectively included the entirety of the subject site within the boundaries of the structure plan and annotated it as an 'Area subject to Further Planning'. Prior to this the subject site was excluded under the original adopted LSP 72.

Clause 8.4 under Part One of LSP 72 states the following with regard to 'Areas Subject to Further Planning':

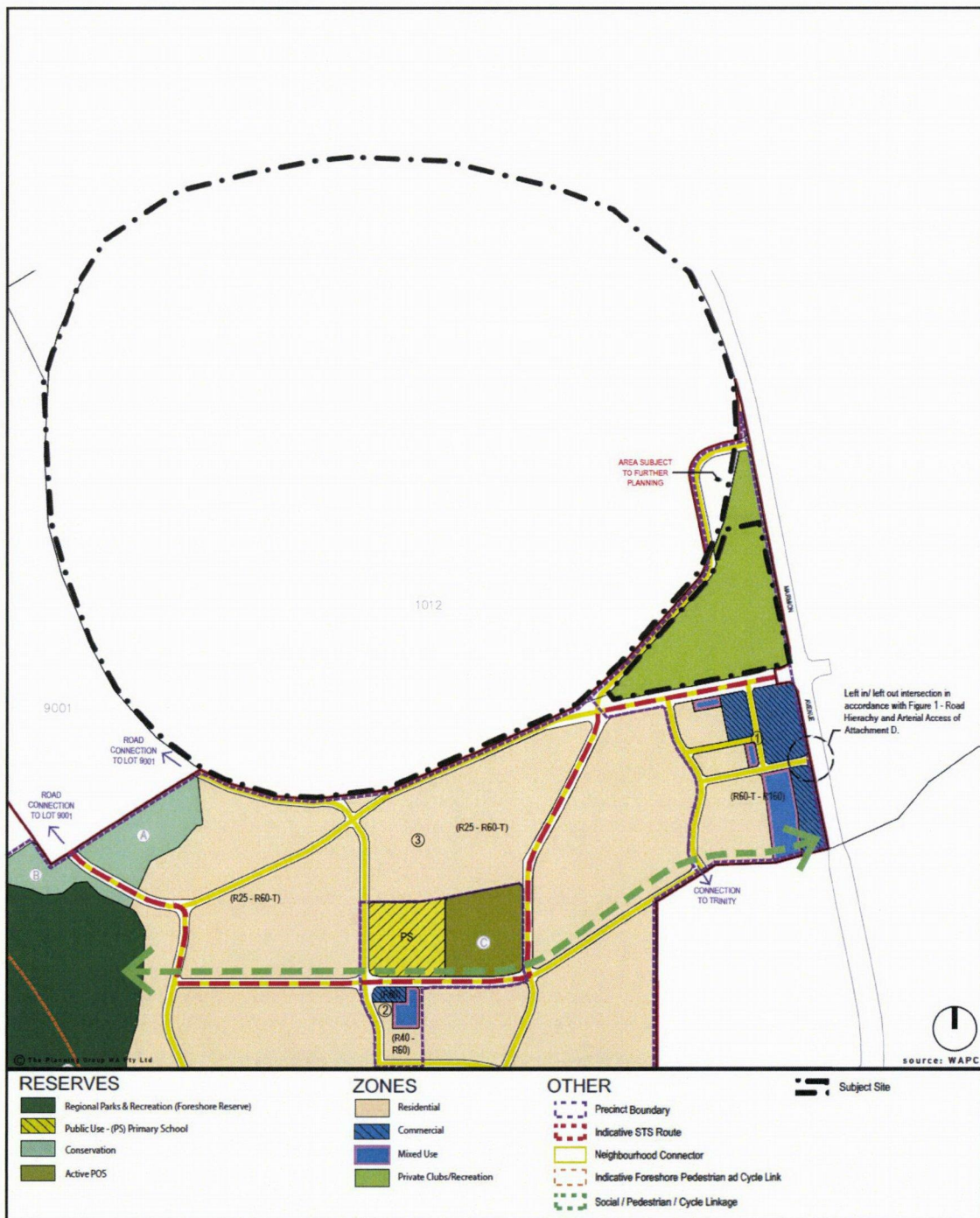
Prior to a structure plan(s) being prepared over the portions of land annotated with 'Area Subject to Further Planning' on Plan 1, the coastal setback issue(s) affecting these portions of land must be resolved to the satisfaction of the Western Australian Planning Commission.

Part Two of the structure plan does not make specific mention of 'Area subject to further planning' as it relates to the subject site, with it pertaining only to two other areas located along the coast which are affected by coastal setback issues.

There are a number of sensitive land uses currently permissible in the 'Private Clubs/Recreation' zone as either discretionary or permitted land uses under the provisions of LSP 72. As detailed elsewhere in this report, the structure plan amendment proposes to bring to a logical conclusion the requirement for further planning investigations to be made. Accordingly it is proposed to amend Part One – Statutory Section of LSP 72 to bring a level of comfort to the City and Water Corporation that no uses other than playing fields and associated infrastructure will be established in the buffer zone. It is Water Corporation's intention to ensure that any sensitive land uses are specifically excluded from the buffer area by way inserting appropriate provisions into LSP 72.

Furthermore, it is noted that there is no definition provided for 'Sports Grounds' (i.e. Playing fields) under the provisions of DPS 2, despite its presence in the zoning table. On this basis, an ordinary meaning would apply to the term and would logically extend to school playing fields.

Figure 6 – Existing LSP 72



2.3 Strategic Planning Framework

State Level Planning Policies

2.3.1 Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy (2010)

The draft Outer Metropolitan Perth and Peel Sub-Regional Strategy is intended to provide guidance to assist with the application of WAPC's Directions 2031 framework at the local level. It addresses issues that extend beyond local government boundaries and that require a regional response, as well as commonly shared issues such as the provision of housing choice, affordability and employment. Under the Strategy, the subject site is situated within an area identified as 'urban deferred zone undeveloped'.

2.3.2 Draft North-West Sub-Regional Planning Framework – Towards Perth and Peel @ 3.5 million (Framework)

The draft *North-West Sub-Regional Planning Framework – Towards Perth and Peel @ 3.5 Million (Framework)* is one of several frameworks prepared for the metropolitan sub-regions of Perth and Peel which collectively establish a long-term and integrated planning framework for land use and infrastructure provision to accommodate a population of 3.5 million people.

The Framework has been developed to provide general guidance and inform future amendments to the MRS and to provide a framework for further investigations and detailed planning.

Under the Framework, the subject site is situated within a broad area of land identified as 'Urban Deferred' around the WWTP, generally consistent with the urban deferred zoned land identified under the MRS.

2.3.3 State Planning Policy 4.1 – State Industrial Buffer Policy

SPP 4.1 addresses some buffer requirements for waste water treatment plants amongst other major infrastructure and various industrial categories.

The policy notes that while buffer areas are an effective tool for dealing with residual emissions and risk, they often affect land not owned by the proponent (held in private ownership) and can result in limitations being imposed on the use and development of this land. The policy further provides some guidance for protecting buffer areas from inappropriate uses. The structure plan amendment proposes to establish a new buffer line in accordance with the previous WWTP lot boundary (as shown on APPENDIX 1 – PROPOSED AMENDMENT NO. 5 TO LSP 72).

Local Planning Policies

2.3.4 Local Planning Policy 3.8 - Marmion Avenue Arterial Road Access (LPP 3.8)

LPP3.8 notes that the objectives of the policy are to recognise Marmion Avenue as a major north-south transit route, but accept that it is a lower classification than the Mitchell Freeway. LPP3.8 recognises that pedestrian and bicycle movement within the road reserve should be adequately provided for. It strives to strike a balance between safe movement and traffic flow with regard to traffic entering, leaving and crossing over Marmion Avenue. LPP3.8 also aims to create sufficient access opportunities to regional and district centres, including crossing points for both vehicles and pedestrians to access Centres. Furthermore, it specifies minimum widths for pedestrian, cycle and dual use paths.

LPP 3.8 specifies target operating speeds for Marmion Avenue and whether full movement intersections are preferred from abutting sites, and designates where signalised intersections on Marmion Avenue are likely to occur.

Whilst the subject site does not have direct frontage to Marmion Avenue at present, once amalgamated with the School, a full access intersection to Marmion Avenue will be provided via the new neighbourhood connector on the northern side of the subject site, as well as from the existing full movement intersection at Graceful Boulevard / Marmion Avenue. No new access is proposed under the local structure plan amendment.

Other matters

2.4 Traffic, Transport and Movement

Given the playing fields do not generate any additional traffic demand beyond normal school operations, there is not considered to be any need to address transport or traffic requirements. All traffic is to be directed around the subject site in accordance with the new neighbourhood connector (Pectoral Promenade extension), once construction is complete.

2.4.1 Parking Provision and Management

No additional parking is required at this stage. Notwithstanding, it is understood that should any parking be proposed by the School in the future a development application must be lodged with the City for approval. As car parking is not considered to be a sensitive land use, it would be acceptable to locate any parking areas within the subject site along with the playing fields.

2.5 Infrastructure coordination and servicing

As noted previously existing water servicing infrastructure is capable of being provided to the subject site as an extension of the network currently servicing the School if necessary.

Based on the analysis of the availability of key services to the subject site as identified in the existing structure plan, it is not anticipated that servicing considerations will be a significant impediment to future development of the subject site.

2.6 Geotechnical Conditions

Based on the evidence provided by Coffee Geotechnics (2010) in Part Two - Explanatory Section of LSP 72 it is considered very unlikely that the South Alkimos area contains karstic ground formations.

2.6.1 Geology

The geology of the subject site is identified wholly as Quindalup dunes with shallow and flat phase (Qs) soils. The geological descriptions of the major elements are as follows:

- Quindalup shallow and flat phase (Qs): Shallow calcareous sands over limestone.

In this case, the subject site has already been cleared, graded and drained accordingly in preparation for the development of playing fields.

2.6.2 Contaminated Soils

According to previous investigations the subject site is not classified 'contaminated'. Overall, there is no evidence in the available data to suggest there are contamination issues at the subject site.

2.6.3 Acid Sulphate Soils

Based on the nature of the proposed development envisaged as a result of the proposed structure plan amendments, dewatering is unlikely to be required during development of the site as no significant deep excavation is likely to occur. Mapping of the Swan Coastal Plain also indicates that there are no Acid Sulphate Soils (ASS) risk associated with the subject site.

2.6.4 Bushfire Hazard

The current LSP 72 identifies the majority of the subject site as being located within 'Bushfire Prone' areas identified by Department of Fire Services (DFES) bushfire hazard mapping. This is presented by the adjacent fuel hazards to the north and west by the predominantly low shrubland and open heath which are retained on the WWTP site. As identified by the current Fire Management Plan (2015) prepared by Strategen, vegetation retained within the WWTP buffer was assessed to be 'low' bush fire hazard, except for an isolated pocket of tall open shrubland with Tuarts.

Part Two of the existing LSP 72 identifies the following with regard to 'building protection' in relation to the WWTP site:

For Lots adjoining the Water Corporation buffer zone, the following measures are recommended:

There must be a sealed road separating bushland from the lots;

There must be a 30 metre Building Protection zone between the edge of the bushland and proposed houses on lots adjoining the Water Corporation bushland. This Zone will comprise road, foot path and setback of building.

The proposal is consistent with the above bushfire management as playing fields which are managed which do not represent a fire hazard. Any proposed buildings would be a subject to a bushfire risk assessment at the time an application is made. The extension of Pectoral Promenade will also assist with bushfire management by providing a physical buffer around the subject site.

2.6.5 Odour Buffer

The odour buffer around the WWTP was originally established by the EPA and forms the boundary of the existing WWTP lot. The effect of this structure plan amendment will be that the WWTP buffer will cease to be contained entirely on-site and instead will instead be located partially outside of the WWTP lot and over the school site (once amalgamation is complete).

Some potential for odour issues may arise from time-to-time. Protection of this odour buffer and WWTP are considered to be of the utmost importance to the Water Corporation who are under contractual arrangements with the Anglican Schools Commission to provide a registered restrictive covenant over the playing fields prior to settlement. This mechanism will ensure odour sensitive land uses cannot be established within the amended structure plan area. Whilst there are currently a range of odour sensitive land uses permissible within the Private Clubs / Recreation zone, the text amendments proposed under Part One – Statutory Section will ensure that only the School and its associated infrastructure will be permissible in the WWTP buffer area. Accordingly, it is proposed that an additional note be included on the structure plan making reference to the buffer area being "subject to potential odour emissions from the WWTP". Furthermore some minor textual amendments to Part One – Statutory Section of LSP 72 are considered necessary to address the above matters and provide complimentary assurance measures for the City in addition the restrictive covenant.

Appendix 1

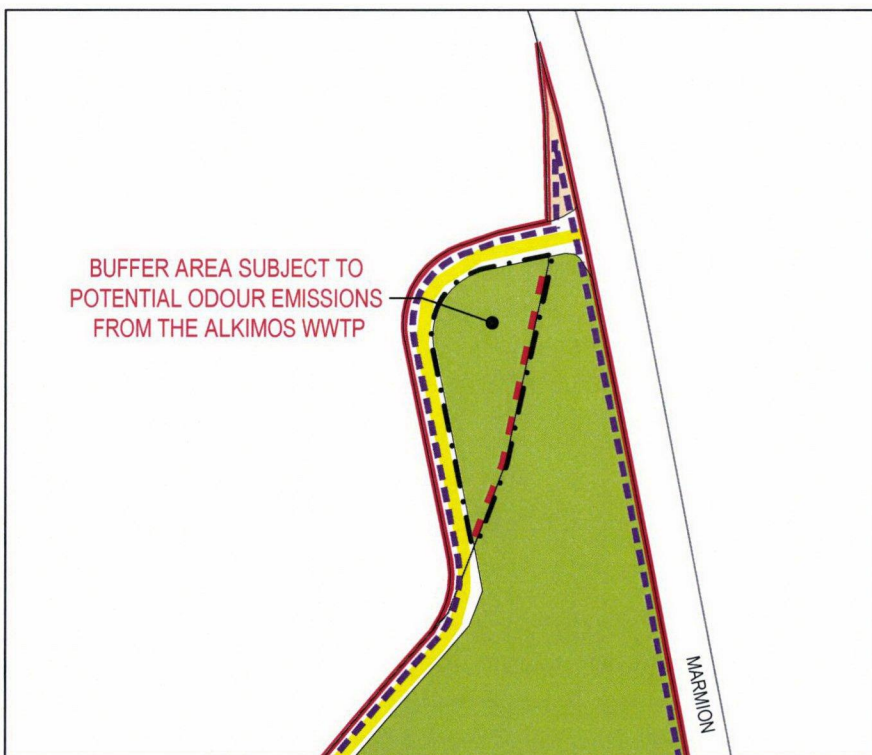
Proposed Amendment No. 5 to LSP 72

SOUTH ALKIMOS LOCAL STRUCTURE PLAN NO. 72 AMENDMENT No. 5

Lot 1012 (2) Graceful Blvd.
Alkimos



EXISTING



AMENDMENT MAP

LEGEND

ZONES

Private Clubs / Recreation

OTHER

Neighbourhood Connector

Precinct Boundary

Odour Buffer

Structure Plan Area

Subject Site