



ALKIMOS- EGLINTON DISTRICT STRUCTURE PLAN NO. 18 AMENDMENT 2

PART TWO - EXPLANATORY REPORT

September 2018



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Executive Summary

The Alkimos Eglinton District Structure Plan No. 18 (AEDSP) was endorsed by the Western Australian Planning Commission in March 2011. The AEDSP 'is a high level document, used to guide subsequent levels of more detailed planning, subdivision and eventual development'.

A key objective of the AEDSP is to ensure that local residents have an appropriate supply of commercial and non residential floor space to service their needs and satisfy the employment self sufficiency targets outlined by the AEDSP. In order to satisfy this objective, employment zones are identified on the AEDSP, including 149 hectares of service commercial land.

Since adoption of the AEDSP, a number of local structure plans have been adopted and implemented. These local structure plans have refined many of the key elements of the AEDSP and tested many of its assumptions relating to employment generating land uses, floor space allocation and job creation.

An amendment to the AEDSP (Amendment 1) was endorsed by the WAPC in March 2016, with its purpose to align the AEDSP with local structure planning and other planning decisions relevant to the Alkimos Secondary Centre. Importantly this included the removal of the 'Possible Railway Station' identified adjacent to Alkimos Drive within the AEDSP.

Given the continued progression and endorsement of local structure planning within the AEDSP, further review and refinement of the AEDSP is required. A review of the AEDSP, in accordance with the document, was required at commencement of 2017, however, this work has not formally been progressed.

In the absence of this review, Amendment 2 proposes a refinement to the AEDSP as it relates to Lot 6 Taronga Place Eglinton (Lot 6). There are two parts to this amendment.

Central Precinct:

The portion of Lot 6 between the rail and freeway reserves (referred to in this report as the Central precinct) represents the remaining portion of Service Commercial North not covered by a local structure plan. A comprehensive review of the Central precinct, with regard to the adjoining endorsed structure plans and site constraints clearly indicates that this land is no longer suitable to support this Service Commercial designation.

Accordingly, this Amendment 2 proposes the re-designation of this land to Urban to support residential development. Whilst this initiative in isolation does remove some land designated for employment generating land uses, we will demonstrate, there are significant constraints to achieving the targets envisaged by the AEDSP within the Central precinct and it is therefore no longer considered appropriate or practical to pursue this land use outcome.

Eastern Precinct:

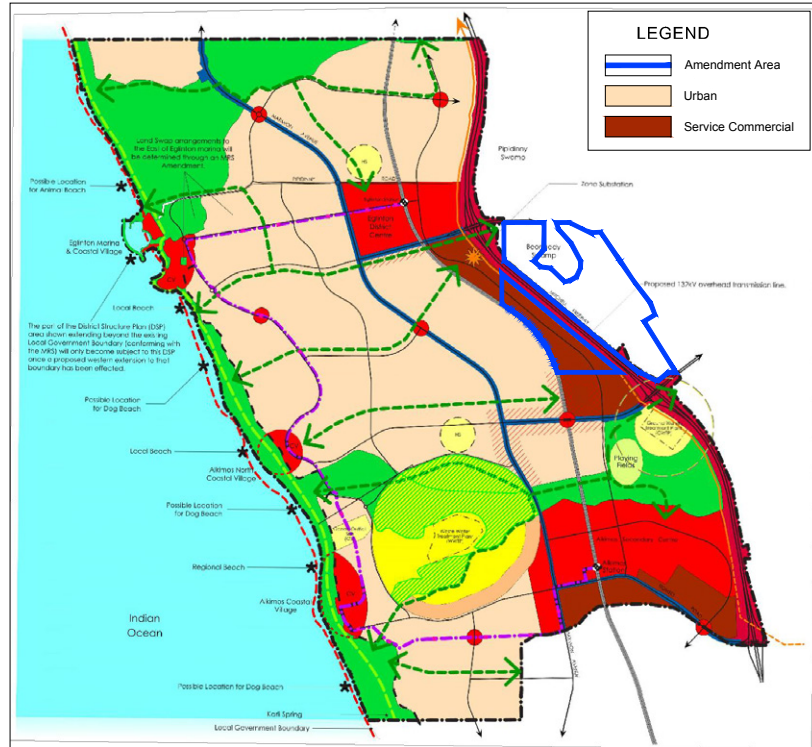
Importantly the Amendment 2 proposal also includes the portion of Lot 6 located east of the Central precinct as well as adjoining landholdings to Wanneroo Road. This land, referred to in this report as the Eastern precinct, represents a significant employment expansion opportunity, and a much more appropriate location (compared to the Central precinct), for employment generating land uses. Amendment 2 proposes the inclusion of this land within the AEDSP and designation of this land as Service Commercial.

Amendment 2 is supported by a range of technical reports which demonstrate that the proposed amendment has had regard to all key planning, environmental and economic considerations.

Extensive liaison has been undertaken with officers of both the City of Wanneroo and the Department of Planning, Lands and Heritage over the past 12 months and there is understood to be broad support for these proposals. The Eastern precinct has also been identified as a Planning Investigation area and labelled 'Eglinton East' in the North West Sub-regional Framework document (Perth & Peel@3.5million).

It is important to note that the amendment to designate the Central precinct to Urban in the AEDSP to support a residential outcome, is neither contingent nor reliant on the inclusion of the Eastern precinct as Service Commercial, given the fundamental issues preventing development of the Central precinct for such uses. It is however important to note that Amendment 2 effectively proposes the relocation (not removal) of 35ha of employment land to approximately 80ha of employment land within the Eastern precinct.

DISTRICT STRUCTURE PLAN - EXISTING



Source: City of Wanneroo, Alkimos Eglinton District Structure Plan March 2016, District Structure Plan (Amendment 01)

DISTRICT STRUCTURE PLAN - PROPOSED

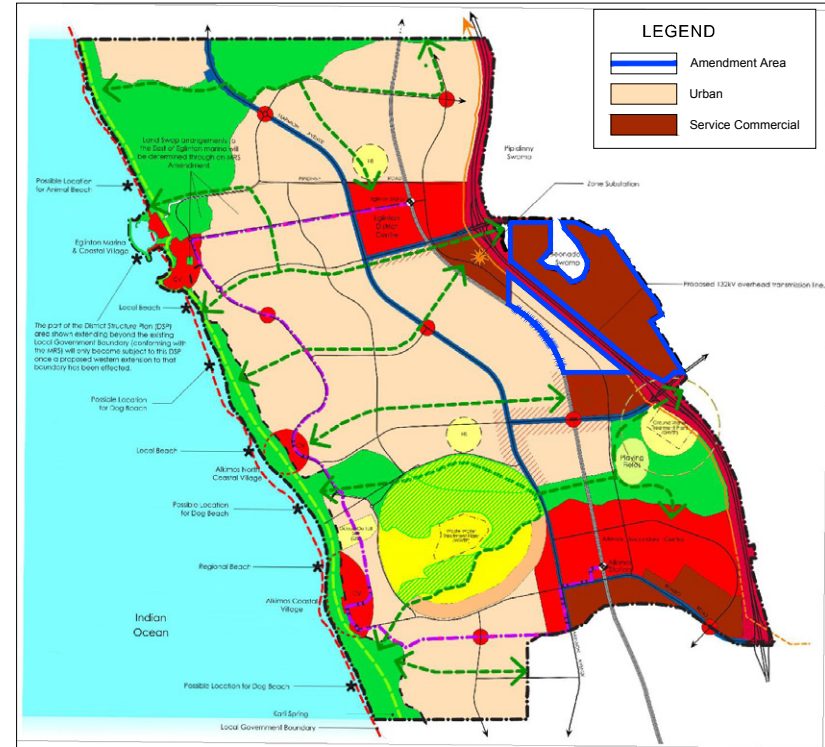


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1.0 Introduction

1.1 Purpose

CLE Town Planning + Design, acting on behalf of Urban Quarter, propose an amendment to the Alkimos Eglinton District Structure Plan No. 18 (the AEDSP), herein referred to as Amendment 2. Amendment 2 relates to land as identified in Figure 1 – Location Plan.

Amendment 2 to the AEDSP is supported by a range of technical reports which demonstrate that the proposed amendment has had regard to all key planning, environmental and economic considerations.

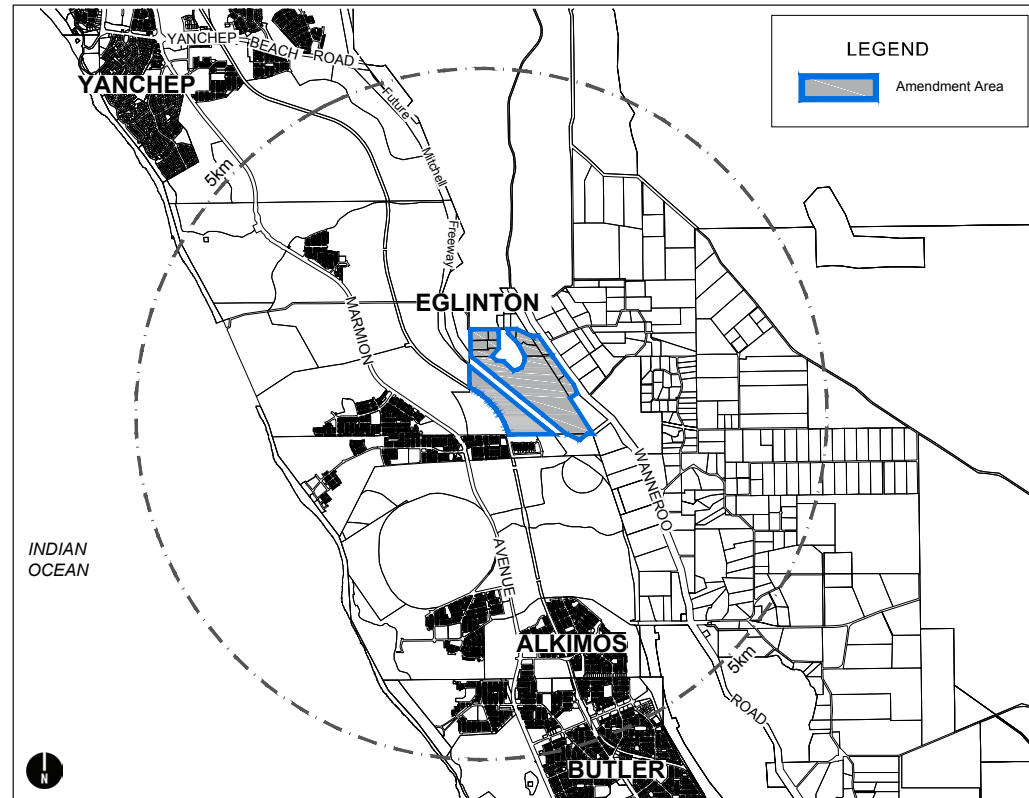


Figure 1 Location Plan

1.2 Site Description

1.2.1 Location

The Amendment 2 area is generally bound by the rail reserve on its western boundary and Wanneroo Road on its eastern boundary and the future Eglinton (Pipidinny Road) and Alkimos Road extensions to the north and south respectively. The Amendment is separated into two distinct areas as shown in Figure 2 – Amendment Area, and herein referred to as the ‘Central’ and ‘Eastern’ precincts.

1.2.2 Area and Land Use

The Amendment 2 area covers approximately 149ha, with approximately 35ha contained within the Central precinct and 113ha contained within the Eastern precinct.

Access to the Amendment 2 area is currently via Marmion Avenue, Bluewater Drive and Wanneroo Road. Following extension of the Yanchep Rail and Mitchell Freeway, access to both the Central Precinct and Eastern Precincts will be modified with the Lot 6 landholding being ultimately separated by this key infrastructure



Figure 2 Amendment Area

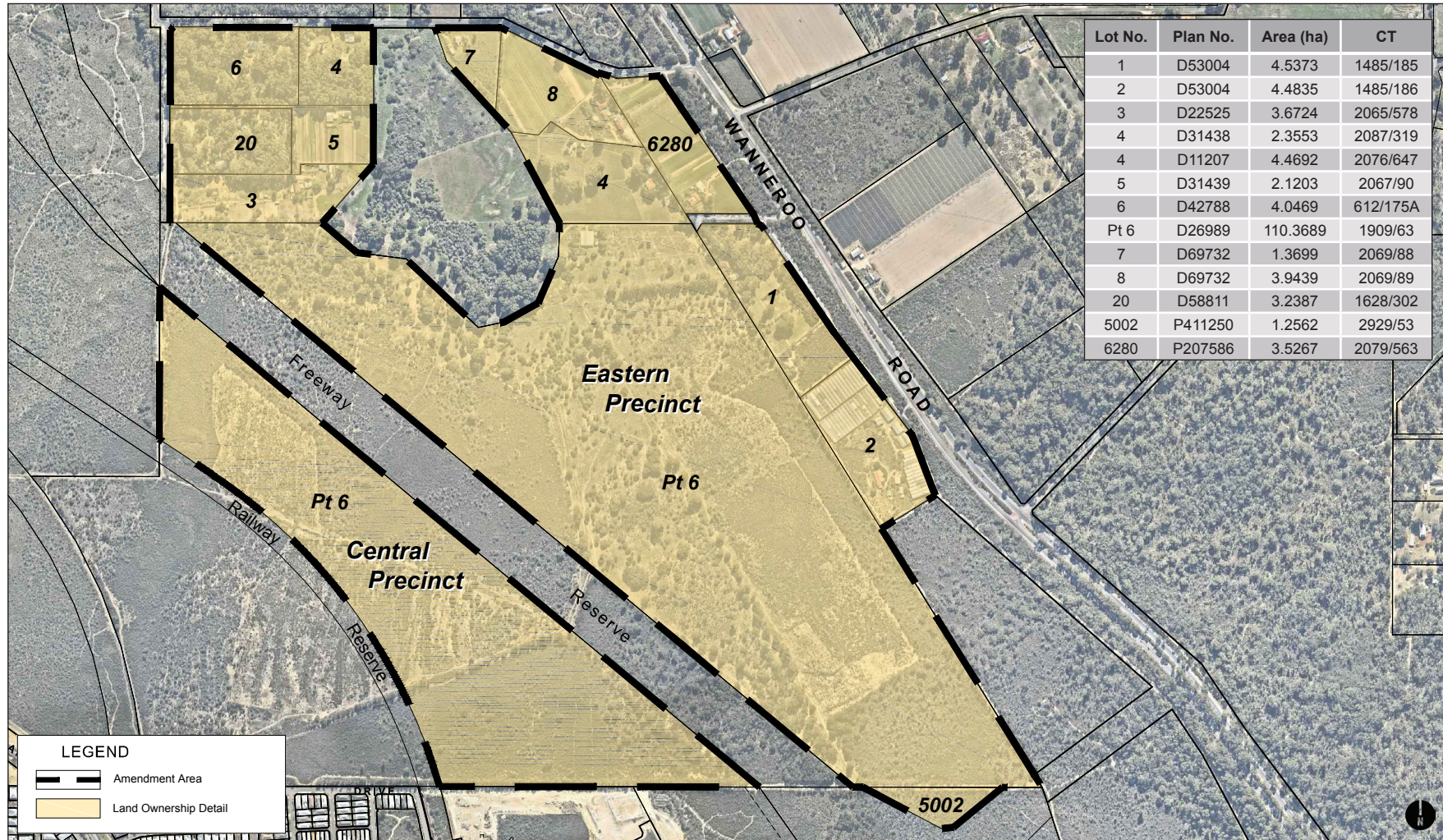


Figure 3 Title Details

1.2.3 Title Details

Title details relevant to Amendment 2 are contained within Figure 3. Lot 6 Taronga Place, Eglinton constitutes approximately 110ha of the total amendment area of approximately 149ha.

2.0 Planning Context

2.1 Statutory Framework

2.1.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) zoning applicable to the amendment area is shown in Figure 4 and described below:

- The Central precinct is zoned 'Urban'. All land immediately surrounding the Central precinct, west of the freeway reserve is also zoned 'Urban'
- The Eastern precinct is predominantly zoned 'Rural'. A small portion (1.2ha) at the southern end of the amendment area is reserved as 'Parks and Recreation' (Bush Forever).

Amendment 2 is consistent with the current zoning of the Central precinct under the MRS. The development of the Eastern precinct in accordance with Amendment 2 would require a future amendment to the MRS.

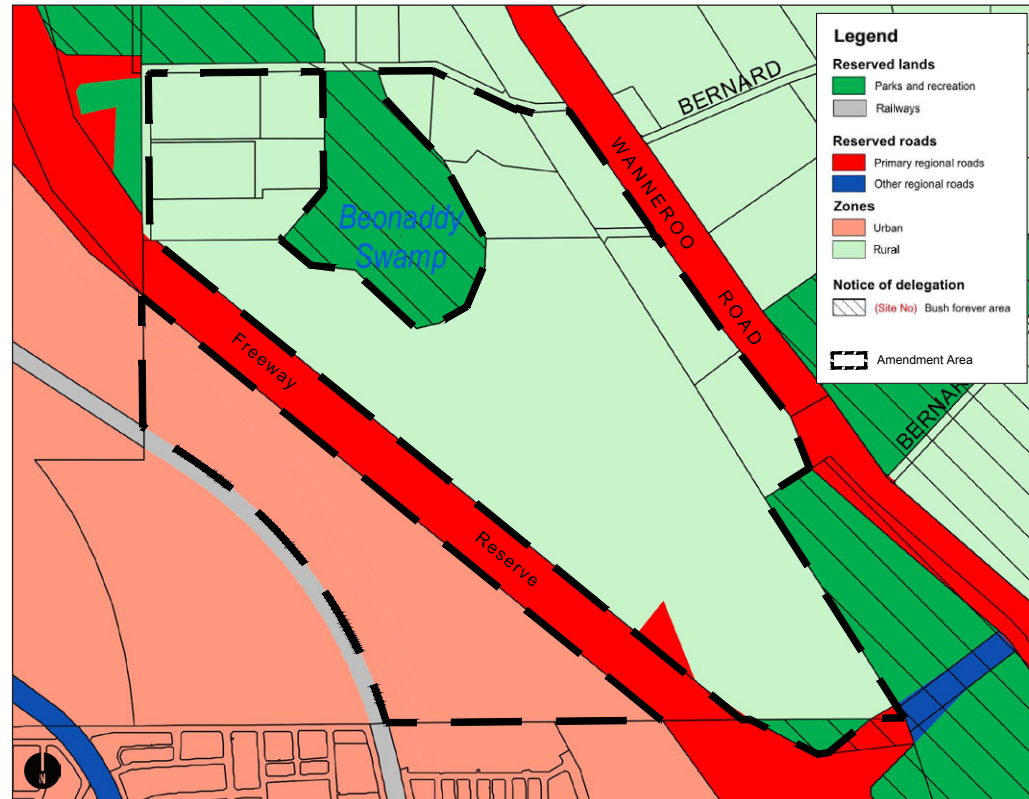


Figure 4 MRS Zoning

2.1.2 City of Wanneroo District Planning Scheme No. 2

The City of Wanneroo District Planning Scheme (DPS) zones applicable to the amendment area are shown in Figure 5 and described below:

- The Central precinct is zoned 'Urban Development'. All land immediately surrounding the Central precinct, west of the freeway reserve is also zoned 'Urban Development'
- The Eastern precinct is zoned 'General Rural'.

Amendment 2 is consistent with the current zoning of the Central precinct under the DPS. Development of the Eastern precinct in accordance with the Amendment 2 would require a future amendment to the DPS.



Figure 5 City of Wanneroo DPS No. 2 Zoning

2.1.3 Adjoining Local Structure Plans

A number of local structure plans immediately surrounding the amendment area have been endorsed by the Western Australian Planning Commission (WAPC) to date. These are described below.

2.1.3.1 Lot 6 Western Precinct Local Structure Plan 102

The portion of Lot 6 outside of the Amendment 2 area is covered by the endorsed Western Precinct Local Structure Plan 102 (LSP 102), refer Figure 6. LSP 102 was endorsed concurrently with a subdivision approval for 476 residential lots by the WAPC in December 2017, refer Figure 7.

The Amendment 2 proposal to designate the Central portion of Lot 6 as Urban is a logical progression of residential development eastwards from the LSP 102 area. A rail crossing has been shown on both the endorsed LSP and the subdivision approval and, subject to further discussions and liaison with PTA, provides an opportunity for direct east-west connection between the two residential areas.

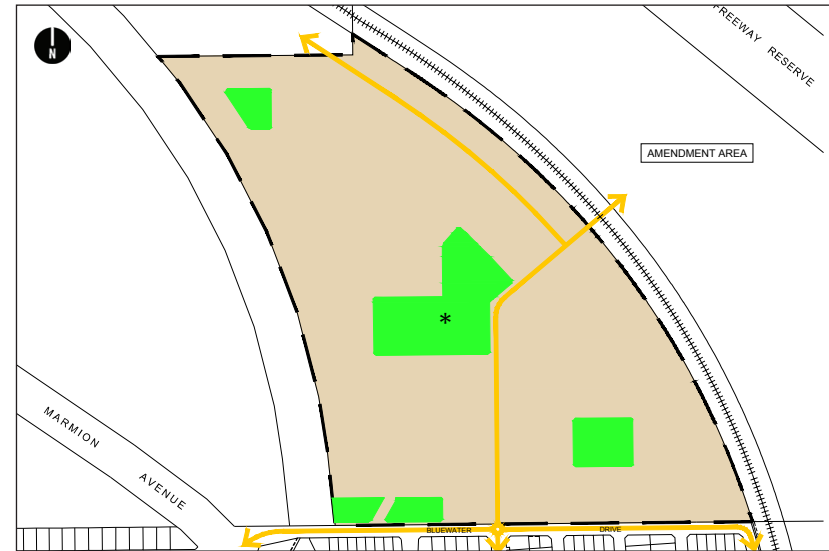


Figure 6 Local Structure Plan 102



Figure 7 LSP 102 Subdivision Approval

2.1.3.2 North Alkimos Local Structure Plan 73

The North Alkimos Local Structure Plan 73 (LSP 73) was endorsed by the Western Australian Planning Commission in 2014, refer Figure 8. The land within LSP 73 immediately south of the amendment area is zoned as a Mixed Use and Business supporting both residential and non-residential land uses. A subdivision plan endorsed by the WAPC in March 2015 supports 143 residential lots with a density range of between R30 and R80 and the creation of two larger sites to support a future high care facility and private school. The residential development within this precinct has commenced, a private K-12 school has been constructed and is operating and approval has been issued for a high care facility.

Amendment 2, as relevant to the Central precinct, will facilitate an appropriate residential interface to the land to the south. It will also providing additional residential catchment for the private school.

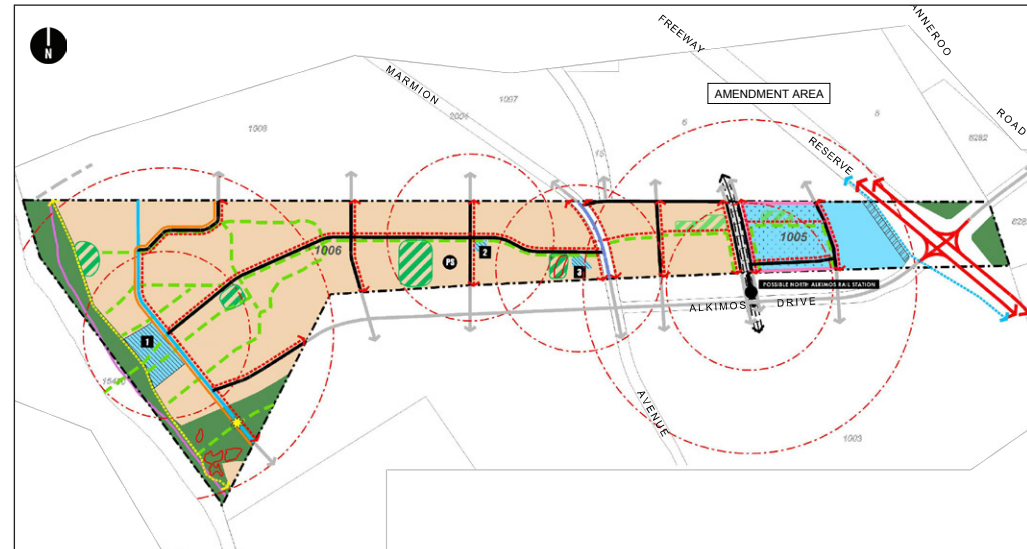


Figure 8 North Alkimos Local Structure Plan 73

2.1.3.3 Eglinton Local Structure Plan 82

The Eglinton Local Structure Plan 82 (LSP 82) was endorsed by the Western Australian Planning Commission in 2012 refer Figure 9 and is located to the north of the amendment area. The land uses within LSP 82 immediately north of the amendment area, also designated as Service Commercial in the AEDSP, were refined in this endorsed document. Part of this land has been captured within the Centre zone (requiring a future Structure Plan) and a portion of this land was retained for conservation (immediately adjoining the Central precinct) and is shown as Strategic Open Space in the endorsed LSP 82.

Amendment 2, as it relates to the Central precinct, will facilitate an appropriate interface to the conservation land to the north via open space and road reserve.

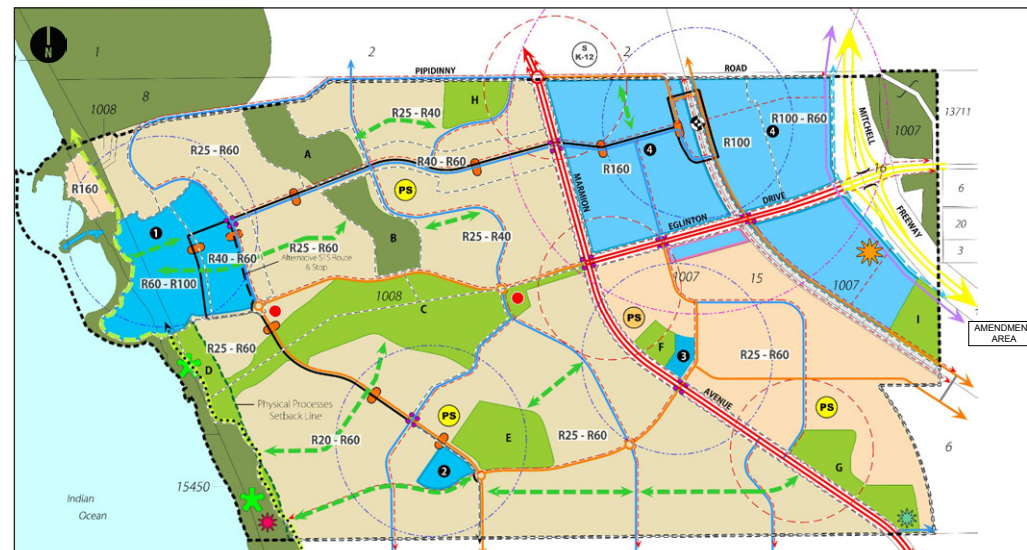


Figure 9 Eglinton Local Structure Plan 82

2.2 Strategic Framework

The proposed amendment is consistent with and supported by the strategic planning framework, as detailed in the following section.

2.2.1 Perth and Peel @ 3.5 million (2018)

Perth and Peel @ 3.5million is a high level strategic plan guiding the planning and delivery of housing, infrastructure and services, facilitation of employment opportunities and the protection of environmentally significant places. The document is structured on the basis of four sub-regions.

The amendment area is within the North-West sub-region of which is anticipated to hit 740,000 by 2050. Currently the population is evenly distributed between Joondalup and Wanneroo, however, it is anticipated that the rate of growth will be considerably stronger within the City of Wanneroo and by 2050, nearly three quarters of the sub-region’s total population will be accommodated within the City of Wanneroo. The rate of population growth, in addition to existing infrastructure availability, has informed the designation of future urban as well as planning investigation areas as provided through the Framework documents.

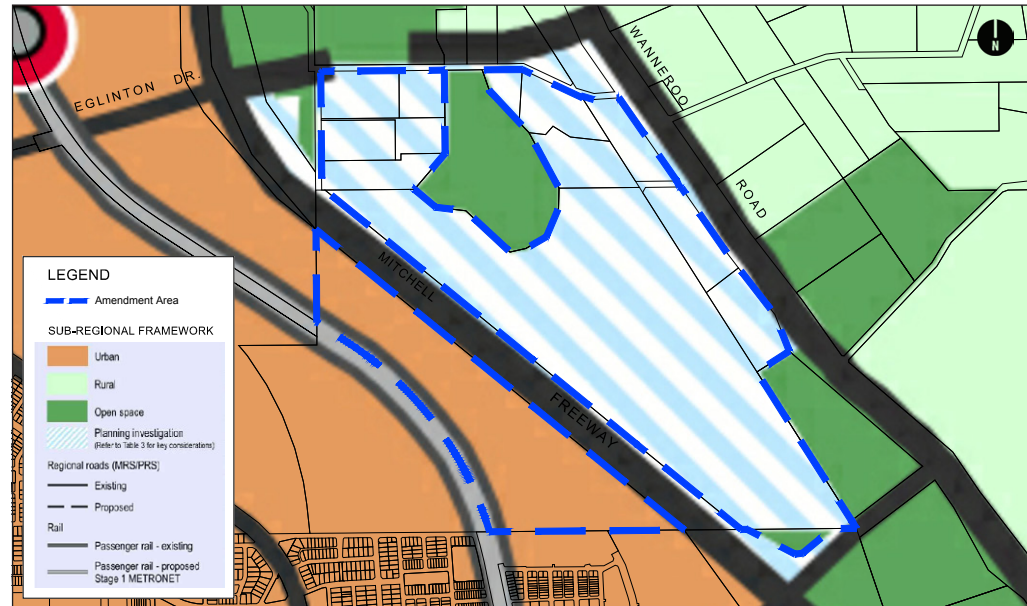


Figure 10 North-West Sub-regional Planning Framework

2.2.2 North-West Sub-regional Planning Framework (2018)

Within the strategic framework provided by the Perth and Peel @ 3.5 million report, the Framework documents for each sub-region provide the next level of detail about the planned pattern of growth. The North-West Sub-regional Planning Framework identifies the amendment area, as shown in Figure 10, and as detailed below:

- Central precinct – ‘Urban’ with a Short Term (2015-2021) timeframe.
- Eastern precinct – ‘Planning Investigation area - Eglinton East’. The specific matters identified against ‘Eglinton East’ are employment, land use transition and interface, proposed Whiteman-Yanchep Highway, access to the regional network and bushfire risk.

The designation of the Central Precinct as ‘Urban’ with a short term timeframe in the Frameworks is consistent with the current MRS and DPS zonings.

The designation of the Eastern Precinct as a ‘Planning Investigation’ area is recognition that this land may have further development opportunity beyond its current zoning as ‘Rural’. It is acknowledged that the Department of Planning, Lands and Heritage is currently in the process of reviewing the Framework’s Planning Investigation areas. Given that Amendment 2 proposes inclusion of Eglinton East (Eastern Precinct) as Service Commercial the specific matters identified in the Framework have been discussed in the relevant technical reports supporting Amendment 2. These matters are summarised in Section 3.2 of this report.

2.2.3 City of Wanneroo Strategic Economic Growth

The City of Wanneroo Strategic Economic Growth (the Strategy) sets the direction for local economic development over the next five years. The Strategy provides the diversity of high value developable land within the City and presents an opportunity for creative partnerships and innovative investment. The timing, scale and scope of the development will determine the health of the local economy. Critical connecting infrastructure will assist in the success of timed and appropriately scale investments.

The Eastern precinct of the Amendment 2 area provides an excellent opportunity for optimisation of employment land to support a growing population and to meet employment targets. This opportunity is further discussed in Section 3.2.

3.0 Details Of Amendment

The following section provides details of Amendment 2 as it relates to the Central precinct (Section 3.1) and Western precinct (Section 3.2) and summarises the key findings of the technical reporting prepared in support of the amendment proposal.

3.1 Central Precinct

The land identified in Figure 2 as the Central precinct, comprises a total of approximately 35 hectares, and is currently designated ‘Service Commercial North’ in the AEDSP. The total ‘Service Commercial North’ area identified by the AEDSP is 88ha.

Amendment 2 to the AEDSP, relevant to the Central precinct, proposes to amend the designation of this land from ‘Service Commercial’ to ‘Urban’ to support residential development.

In preparation of Amendment 2, and determination of the most appropriate use of the Central precinct, a review of the key assumptions of the AEDSP relevant to the ‘Service Commercial’ land has been undertaken. This review culminated in the preparation of two reports, which have since been provided to, and discussed with, the CoW and the DPLH. These reports include –

- An Economic and Employment Assessment prepared by MacroPlan Dimasi, refer Appendix 1.
- A Land Use and Employment Review prepared by CLE Town Planning + Design, refer Appendix 2.

The two reports conclude that the Central Precinct is no longer suited to its designation as ‘Service Commercial’ to accommodate employment generating land uses and satisfy the City of Wanneroo employment targets. A summary of the key report findings is provided in the following section.

3.1.1 AEDSP Review and Key Findings

The 2010 AEDSP established a broad land use framework for the district. The AEDSP includes a range of objectives and assumptions relating to employment generating land uses, floor space and job creation. The aim of the AEDSP is to ensure that local residents have an appropriate supply of commercial and other non residential floor space to service their needs and to ensure the land use framework could generate at least 40% employment self sufficiency (ESS). This target was later revised to 60% ESS.

Key supporting documentation in the preparation of the AEDSP included the following –

- THE AEDSP Retail Assessment (Ibecon, 2007)
- The Economic and Employment Strategy (Syme Marmion, 2007)
- The 2001 ABS Census data
- The WAPC 2001/02 Land Use and Employment Survey
- Statement of Planning Policy 9 – Metropolitan Centres Policy Statement for Perth

The AEDSP provides for six main employment generations ‘zones’. These being -

- The Alkimos Regional Centre ARC (152ha);
- The Eglinton District Centre EDC (68ha);
- Service Commercial North SCN (88ha);
- Service Commercial South SCS (61ha);
- Education Locations; and
- Neighbourhood Centres including the coastal nodes (60ha).

The AEDSP land use expectations, floor space predictions and subsequent job generation, focus on the employment zones and use the gross areas (provided against each) as a basis for all calculations. An Employment Self Sufficiency (ESS) Target of 40% was applied to the AEDSP area. Based on 27,700 estimated workers, this equated to 11,080 jobs.

In a review of the AEDSP it was found that:

- Most of the employment assumptions used in the AEDSP were derived from land use composition and mix predictions that are no longer relevant and are based on redundant policy and data.
- The range of uses originally envisaged within the Service Commercial land would act to compete with the Activity Centres both functionally and commercially.
- The use of the Myaree scenario results in an overly large retail component which would now be deemed undesirable within new service commercial areas.

- There has been a significant shift in policy between SPP9 to SPP4.2 with respect to the role of centres which represent mixed use precincts rather than retail dominated precincts which impacts on the land use assumptions in service commercial areas.
- Many of the ‘non industrial’ employment generating uses suggested for the Service Commercial areas would now be encouraged to locate within the Centres themselves and not in standalone Service Commercial areas.
- Many of the ‘industrial’ employment generating uses suggested for the Service Commercial areas would be better suited in larger more specialised industrial locations with better access, economies of scale and flatter land.

Therefore, the use and composition of the Service Commercial land can no longer be relied on as it was intended in the AEDSP and progressing on this basis could significantly compromise the ability for employment targets to be delivered as intended by the AEDSP.

Local Structure Plan Refinement

In addition, the refinement of the AEDSP via local structure planning has also resulted in significant implications for the Central Precinct and its delivery of Service Commercial and employment generating land uses. This is demonstrated in Figures 11A and B. These two plans compile the consolidated local structure plans and identify the critical changes that have taken place to the AEDSP. The key changes, fundamental to this proposal as it relates to the Central precinct are as follows:

- The Central precinct has been severed from its Alkimos Drive frontage via LSP 73 in which the southern end of Service Commercial North land is now designated for mixed use including residential uses and a private school.
- The land use profile of the northern end of the Service Commercial North land (approximately 20ha), forming part of LSP 82 and identified as Centre zone, is now conducive to more centre base uses. Furthermore an area of 4.8 ha immediately adjoining the northern end of the Central precinct has been retained as conservation and shown as strategic open space on the endorsed LSP 82.
- The future North Alkimos Train Station was removed as part of Amendment 1 to the AEDSP endorsed in March 2016, consistent with the endorsed Central Alkimos LSP 95.

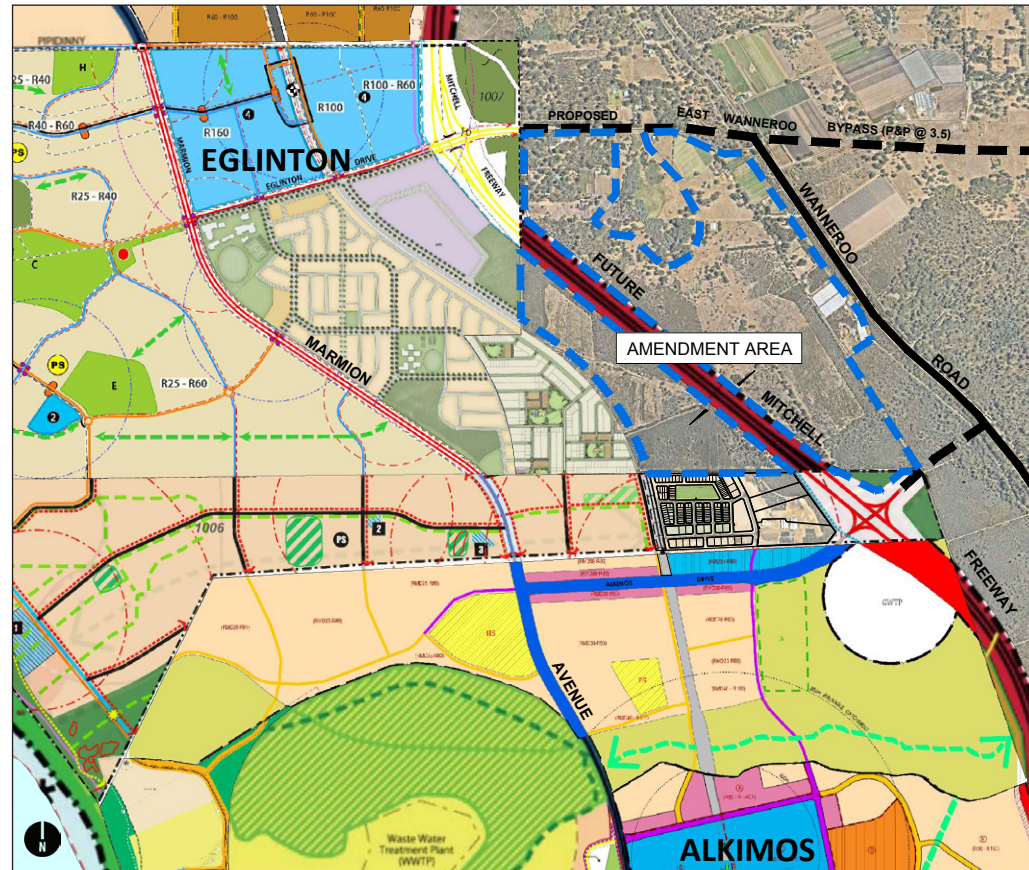


Figure 11A Consolidated Local Structure Plans

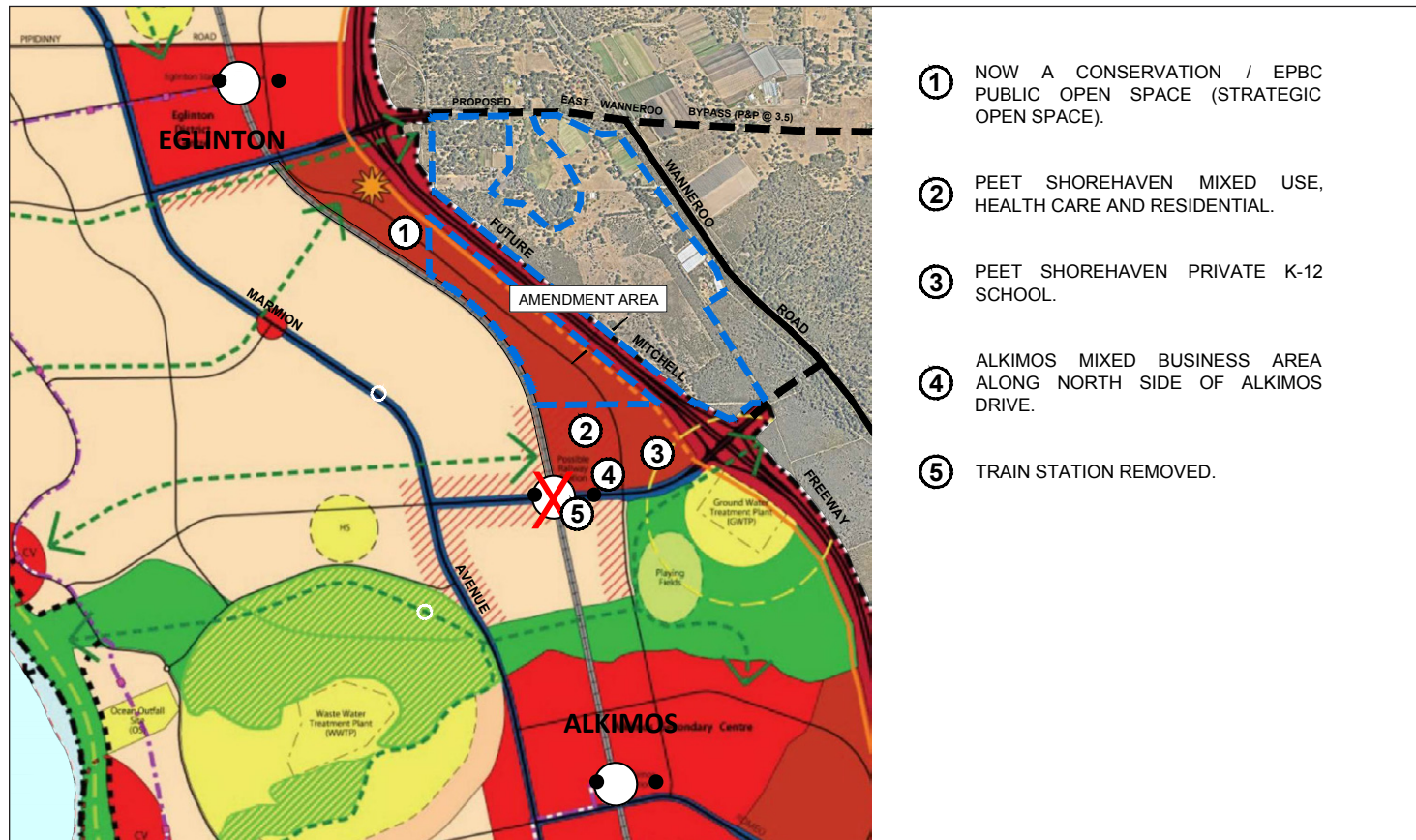


Figure 11B Key AEDSP Modifications

Remaining Service Commercial

Importantly freight access, local access and exposure have been compromised by these progressive structure plan initiatives impacting the future viability of this land. These initiatives have resulted in a significantly reduced area of land designated for Service Commercial North, from 88ha to 35ha, refer Figure 12.

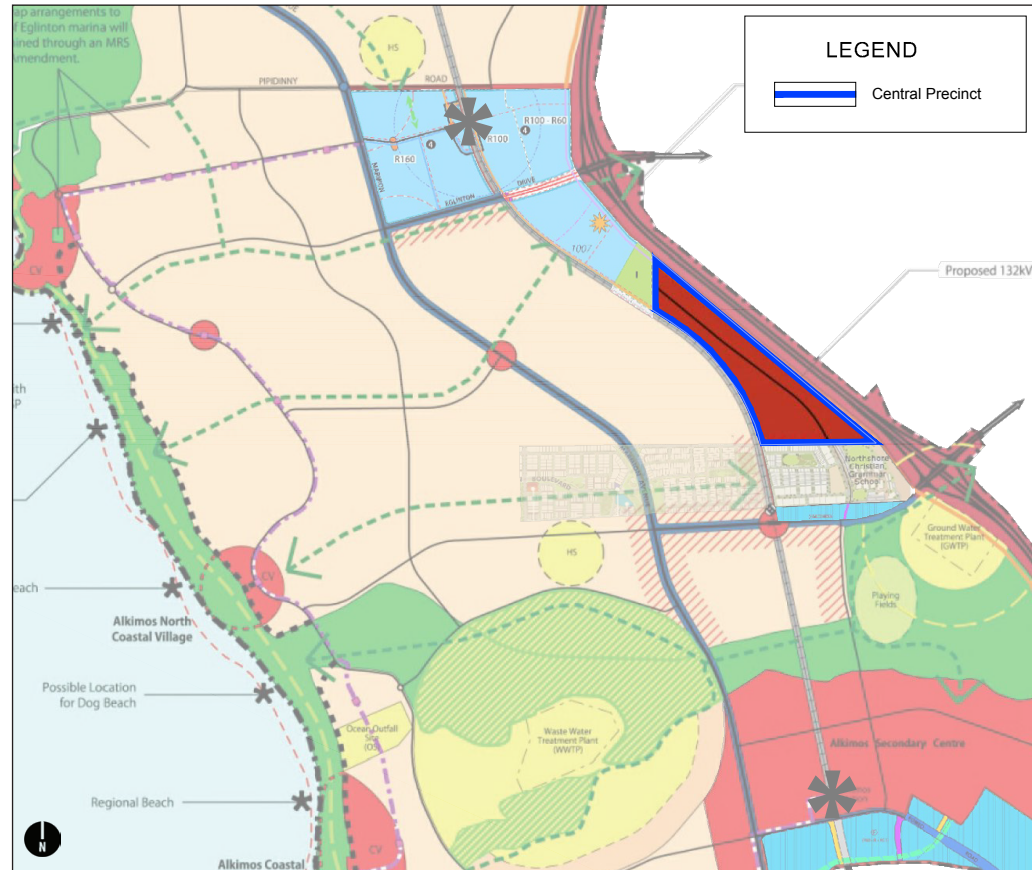


Figure 12 Remaining Service Commercial

Site Constraints

In addition, the Central precinct itself is significantly constrained by steep topography and an elongated configuration, refer Figure 13, which prevents efficient larger floorplate development.

In summary the remnant Service Commercial North as shown in Figure 12, which constitutes the entire Central precinct, is poorly configured, isolated with poor access and exposure, heavily constrained by steep topography and of insufficient critical mass to support the employment generating land uses or employment numbers envisaged by the AEDSP. The review of the AEDSP concludes that many of the jobs predicted for the Service Commercial North would never have occurred in this location but will in effect transfer to either the activity centre or to other specialist areas for the larger industrial uses. As a best case scenario it has been calculated that the Central precinct could only generate up to 237 jobs.



Figure 13 Site Constraints

3.1.2 Concept Plan

Given the significant limitations for the Central precinct in delivering employment as Service Commercial land, a more appropriate use of this land is residential which provides a more logical extension of, and interface to, future residential development both to the west and south of the Central precinct.

An indicative Concept Plan, refer Figure 14, has been prepared to demonstrate a residential outcome as proposed by Amendment 2 to designate the land to Urban. The key aspects considered in the preparation of the Concept Plan include the following:

- Ensuring seamless integration with pre-defined external access points, such as Scotthorn Drive to the south, the possible rail connection to the west and the neighbourhood connector to the north.
- Providing appropriate separation of residential land between the powerline easement via a road and open space interface.
- Facilitating streets that respond to capturing views to open space and topography;
- Management of the interface to remnant vegetation to the north of the site via the siting of open space at this

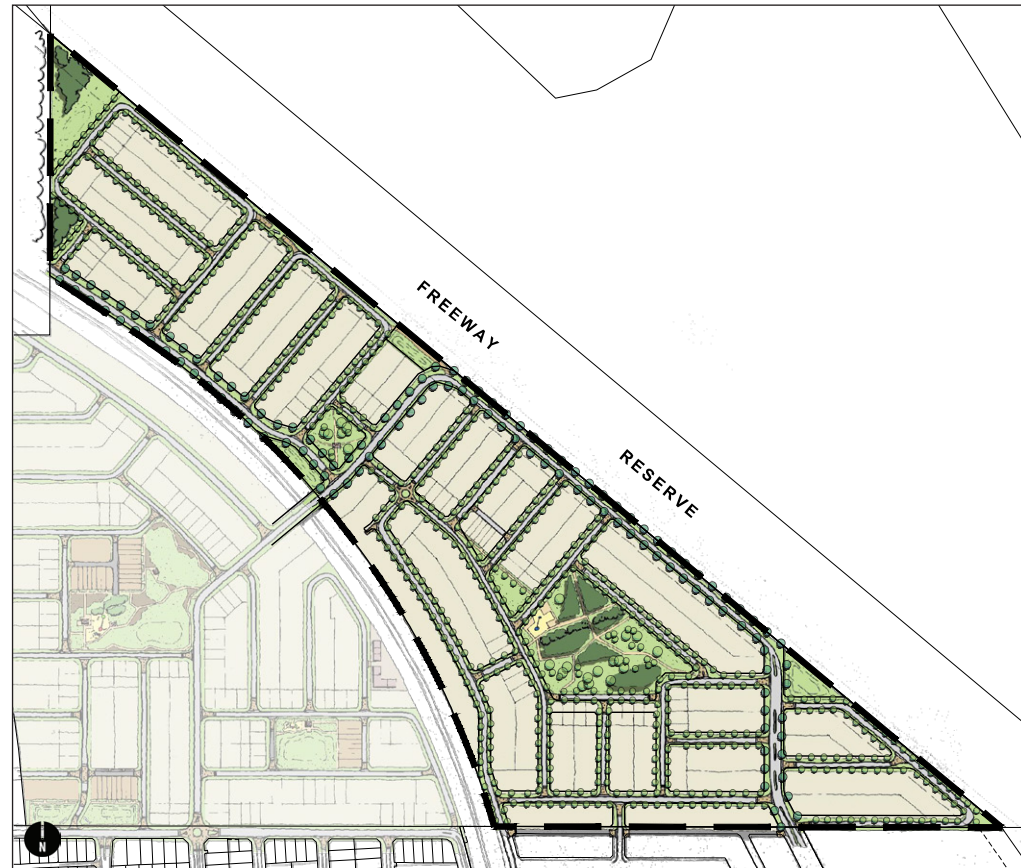


Figure 14 Central Precinct Concept Plan

- Facilitation of the co-ordinated extension of service infrastructure into the Central precinct;
- Creating a legible and regular internal road network which within the irregularity of the land parcel can be more easily accommodated by residential lots as opposed to larger non-residential lots; and
- Providing accessible areas of public open space accommodating vegetation retention, drainage and recreation.

The indicative concept plan has been informed by the technical reporting that has been appended to this amendment proposal. This supporting technical reports and concept plan act to provide the necessary information to demonstrate that a residential development outcome satisfies all key considerations and is a viable option for the Central precinct.

3.1.3 Key Considerations

The technical reports prepared in support of Amendment 2 (relevant to the Central precinct) include:

- Environmental Assessment Report;
- Traffic Impact Assessment;
- Engineering and Servicing Report;
- Transportation Noise Assessment;
- Bush Fire Management Plan;
- Water Management Strategy (with supporting landscape plans).

3.1.3.1 Environmental

An Environmental Assessment Report has been prepared by Strategen to demonstrate that the environmental considerations relevant to Central Precinct are not fundamental impediments to residential development (and the proposed designation of the site from Service Commercial to Urban in the AEDSP), refer Appendix 3.

In summary, in support of the AEDSP amendment and the development of the Central for residential, the Environmental Assessment Report demonstrates that all environmental attributes supported by the site can be managed;

- Karst - A portion of the Central precinct is located within a Karst risk zone. The identified Karst poses a low risk and can be adequately managed through engineering and design recommendations. The existence of Karst in surrounding sites has not precluded development of this land for residential.
- Hydrology and water allocation – The Central precinct is located within the PDWSA P3 Perth coastal and Gwelup Underground Water Pollution Control Area. Residential development is acceptable within P3 areas if the development is connected to deep sewerage. Any proposals for residential development within the Central precinct are intended to be connected to reticulated water and sewerage. An existing ground water licence applies to the Central precinct.

- Remnant Vegetation – Any structure plan will be prepared with regard to remnant vegetation within the site, which includes Banksia Woodland TEC and Black Cockatoo foraging habitable. Open space will be sited to retain remnant vegetation where possible as demonstrated by the Concept plan. A Vegetation Conservation Area Management Plan will be developed in accordance with the CoW guidelines.
- Fauna – A Fauna Management Plan will be prepared to ensure any impact on fauna is minimal.

It is noted that a federal EPBC referral was lodged for the entirety of Lot 6 in April 2017 with specific commitments to the retention of vegetation within the Lot 6 land contained in the Eastern precinct. This referral was formally approved in mid September 2018.

3.1.3.2 Traffic and Transport

A Transport Impact Assessment, refer Appendix 4, has been prepared by GTA Traffic Consultants to demonstrate that Amendment 2 and the proposed designation of the Central precinct for residential development can be supported by the existing and proposed external traffic network.

The traffic generation anticipated by the Central precinct as a residential development is 4,050 vehicle trips per day. This is less than the potential traffic generation if the site was developed for Service Commercial as currently designated by the AEDSP.

3.1.3.3 Servicing and Infrastructure

An Engineering and Servicing Report, refer Appendix 5, has been prepared by Cossill & Webley Consulting Engineers to demonstrate that there are no fundamental servicing and infrastructure issues preventing residential development of the Central Precinct. The Report covers all engineering considerations including site works, roadworks, stormwater drainage, sewerage, water supply and utility services relevant to a residential rather than commercial outcome. In summary, in support of the AEDSP amendment and the development of the Central Precinct for residential, the Engineering report provides that:

- Sewer infrastructure is available via existing connections to the south and future planned infrastructure to the north.
- Water supply can be provided via an extension of the existing water reticulation network to the south or proposed network to the west, subject to timing.
- Power supply can be provided via extension of the existing underground infrastructure in the interim with a new substation (as planned in the AEDSP) to provide a power supply longer term.
- Telecommunications and gas are available via existing services to the south, or via extension of proposed services through the west.
- Road access to the Central precinct is via the extension of Scotthorn Drive (south of the subject land) or a possible crossing over the future Yanchep Rail line. The latter option is subject to further discussions with the relevant agencies regarding funding and detailed design. Development of the Central precinct for residential is not contingent on the provision of the crossing.

- The existing ground conditions and previous use of the land does not preclude the proposed residential development.

Whilst the proposed modification to the AEDSP to modify the designation from Service Commercial to Urban will allow for a residential development outcome, the amendment remains consistent with the objectives of the AEDSP as they relate to service development and infrastructure.

3.1.3.4 Noise Considerations

A Transportation Noise Assessment, refer Appendix 6, has been prepared by Lloyd George Acoustics to demonstrate that any transport noise impacts (generated by rail or road) can be managed in accordance with policy requirements. This work will be refined as part of a future local structure plan for the Central Precinct and has simply been undertaken at this time, given that Amendment 2 results in a change in land use (to allow Residential) and ultimately will need to have regard to the requirements of State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

The findings of the report are that future transport noise impacts generated by road (freeway) and rail can be managed through the implementation of noise mitigation measures. Such measures include the construction of noise walls, inclusion of notifications on title and the application of façade packages for identified dwellings. The extent of these measures will be dependant on a number of factors including final lot levels, final noise wall heights and the ultimate design of the freeway and railway. These items will be further considered as part of local structure planning.

3.1.3.5 Water Management

A preliminary Water Management Strategy (the Strategy), refer Appendix 8, has been prepared by Cossill & Webley, to support the proposed amendment as it relates to the Central precinct. The strategy is based on the principles of water sensitive urban design with a key objective to minimise use of of scheme water and the maximise recharge of stormwater runoff. The Strategy demonstrates that given the site characteristics of the land, the Central precinct is highly suited to the implementation of water sensitive urban design principles as advocated by the Department of Water (DoW) to provide an improved environmental outcome.

The water management approach for the Central precinct (for a residential development outcome) is consistent with the Implementation Framework outlined in the Alkimos Eglinton DWMS (prepared in support of the AEDSP), which requires water management in accordance with the two documents Better Urban Water Management (WAPC 2008) and Developing a Local Water Management Strategy (DoW 2008).

Preliminary Landscape Plans

A preliminary landscape plan has been prepared by Plan E Landscape Architects reflecting a residential development outcome of the Central precinct, refer Appendix 9. The purpose of this work is to demonstrate that open space, in accordance with the requirements for residential subdivision (as per Liveable Neighbourhoods), can be provided to support all drainage, conservation and recreation requirements. The preliminary landscape plan has been prepared with regard to all local and state policies. Whilst commitments have been made for significant areas of vegetation retention within the Eastern precinct and associated offsets as part of the federal environmental referral for Lot 6, regard has been given to the siting of open space and the further opportunity for vegetation retention within the Central precinct.

This document will be refined as part of subsequent stages of planning and has been prepared at the district planning level to demonstrate that a residential development outcome has had regard to open space provision and drainage requirements consistent with the overarching principles of the AEDSP.

3.1.3.6 Bush Fire Management

A Bushfire Management Plan (BMP) for the Central precinct is attached to this report, refer Appendix 7. The BMP demonstrates the Amendment 2 proposal for residential development within the Central precinct, can meet the bushfire requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7).

The BMP finds that all bushfire hazards within and adjacent to the Central precinct and the associated bush fire risk can be managed through standard management responses in accordance with Guidelines for Planning in Bushfire Prone Areas and the associated Australian Standard 3959.

3.2 Eastern Precinct

3.2.1 Amendment Proposal

The second part of Amendment 2 relates to the land east of the Central precinct, referred in this report as the Eastern precinct. Lot 6 represents 74ha of the total 113ha of the Eastern precinct, refer Figure 3. The entire Eastern precinct is identified in the Frameworks as Planning Investigation and labelled Eglinton East.

Amendment 2 proposes to extend the eastern boundary of the AEDSP to include the entire 113ha Eastern precinct and designate this land as Service Commercial, consistent with the Frameworks, and in support of the objectives of the AEDSP with respect to employment targets and job creation.

It is important to note that the key objective of the inclusion of the Eastern precinct within the AEDSP boundary is to provide an opportunity for a focussed area of employment generating land uses within this corridor. The designation of this land as Service Commercial, in the first instance, is simply to ensure consistency with the existing document and to reflect agreements with agencies to date. Given the issues that have been raised in relation to the assumed uses within the Service Commercial areas of the AEDSP, it may be appropriate to reclassify this land and clarify the appropriate employment land uses envisaged against this reclassification. This will be discussed further with the CoW and DPLH as part of the assessment of Amendment 2.

Importantly, the uses envisaged within the Eastern precinct (as discussed within the following sections) are intended to complement, and not compete with, the traditional uses envisaged for Neerabup nor the commercial, retail, office and community uses best placed within the Eglinton and Alkimos District Centres.

3.2.2 Eastern Precinct - Business Enterprise Park

A preliminary review of the potential of this land as Service Commercial for employment generating land uses has been undertaken in the preparation of Amendment 2. Whilst there are a range of development outcomes and land use opportunities which can be explored in more detail over time, at this stage it is sufficient to consider the potential of this area as a business enterprise park, that is, a high order, mixed business employment generator with a focus on both population and non-population led activities. The details and land use mix together with other development details will follow in subsequent planning phases.

The Eastern precinct has the potential to be a special employment zone which supports uses that benefit from locating in larger business and enterprise park environments with good exposure and access. The uses envisaged are ones that will complement (not compete with) the more traditional industrial uses planned for Neerabup. Similarly these activities will not include the finer grained commercial, retail, office and community uses which will form an integral part of the regional and district centres and are largely population driven.

Identification of this land now as Service Commercial via an amendment to the AEDSP is to provide a very broad framework to inform future planning decisions relevant to the Eastern precinct. It is the first planning step in a process which will lead to a more sustainable and viable employment generating area in this part of the corridor. This land stands in stark contrast to the highly compromised and unsustainable area currently identified for Service Commercial in the Central precinct. Importantly this action also provides a strong basis for the progression of residential development of the Central precinct in a timely manner.

3.2.2.1 Proposed Uses

The City of Wanneroo Strategic Economic Growth Action Plan 2016-2021 provides an excellent indicator of the type and range of uses which might occur with the Eastern precinct as a starting point for future more detailed discussion as to its composition as part of future scheme amendments and local structure planning. It is anticipated the following uses would or could form part of any land use mix:

- Elements of both ‘service commercial’ and ‘light industry’ as provided for in the ‘Service Commercial’ areas of the AEDSP.
- Larger floor-plate commercial/warehouse uses which benefit from high exposure and passing traffic and typically require more land for parking than would be appropriate in a town centre. Potential uses could include large hardware and building supplies, pool shops, nursery supplies, car sales, motor vehicle related warehouses.
- Agribusiness, rural supplies and agricultural equipment to service the eastern hinterland. Equipment, supplies, research and services.
- Transport, storage, distribution and logistics benefitting from transport links to the broader region.
- Major corporate offices more suited to a business park setting.
- Technology and research development premises.
- Advanced manufacturing engineering and processing.

3.2.3 Site Considerations

The proposed inclusion of the Eastern precinct as employment land in the AEDSP, and its ability to achieve the land use mix and intent outlined in this report is supported by a number of key attributes. These include:

- Excellent locational attributes in proximity to key local and regional roads;
- Unconstrained by environmental issues;
- Good site characteristics;
- The ability for the site to be readily serviced with access to existing and planned infrastructure.

The Eastern precinct is highlighted in Figure 15. A high level discussion of the site considerations and key attributes that make the Eastern Precinct appropriate for Service Commercial are provided in the following section. Reference is made in this section to the key matters listed against the Eglinton East Planning Investigation Area in the Frameworks.

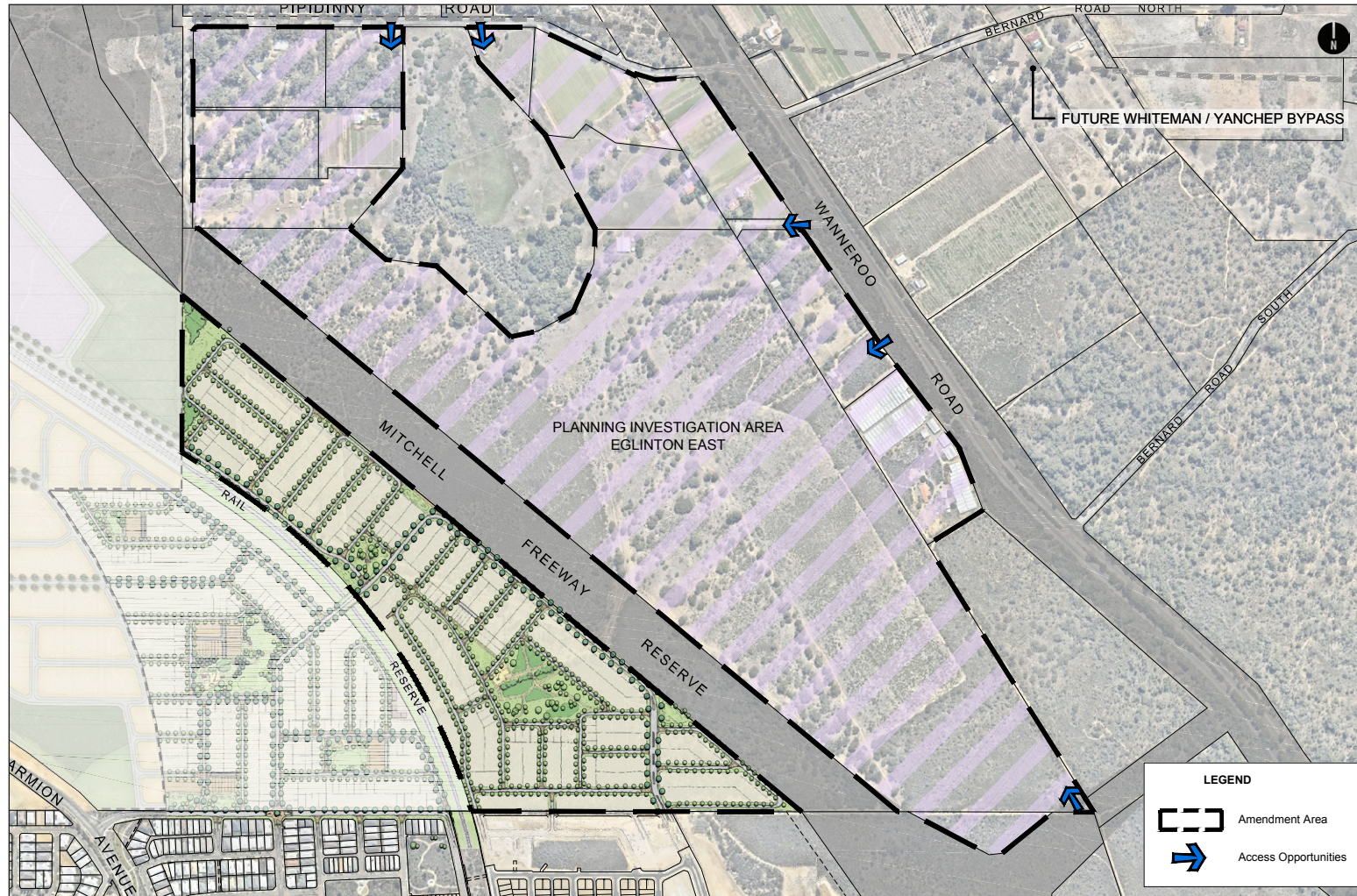


Figure 15 Eastern Precinct Concept Plan

3.2.3.1 Location and Access

The Eastern precinct benefits from strong links to major transport networks including direct frontage and access to Wanneroo Road, the future freeway extension, Pipidiny Road and the future East Wanneroo Bypass (Whiteman-Yanchep Highway). This exceptional locational advantage, both from a local and regional context, is demonstrated in Figures 16 and 17 of this report. The Eastern precinct is also within 1km of the Eglinton District Centre and within 2km of the Alkimos District Centre both supported by future stations.

Further discussions with Main Roads will be undertaken as part of future planning to discuss and refine access arrangements to external roads, however, given the extent of the Eastern precinct frontage to Wanneroo Road, Pipidiny Road and Alkimos Drive and based on preliminary advice from GTA, it is considered that most, if not all, of these access arrangement will be achievable.

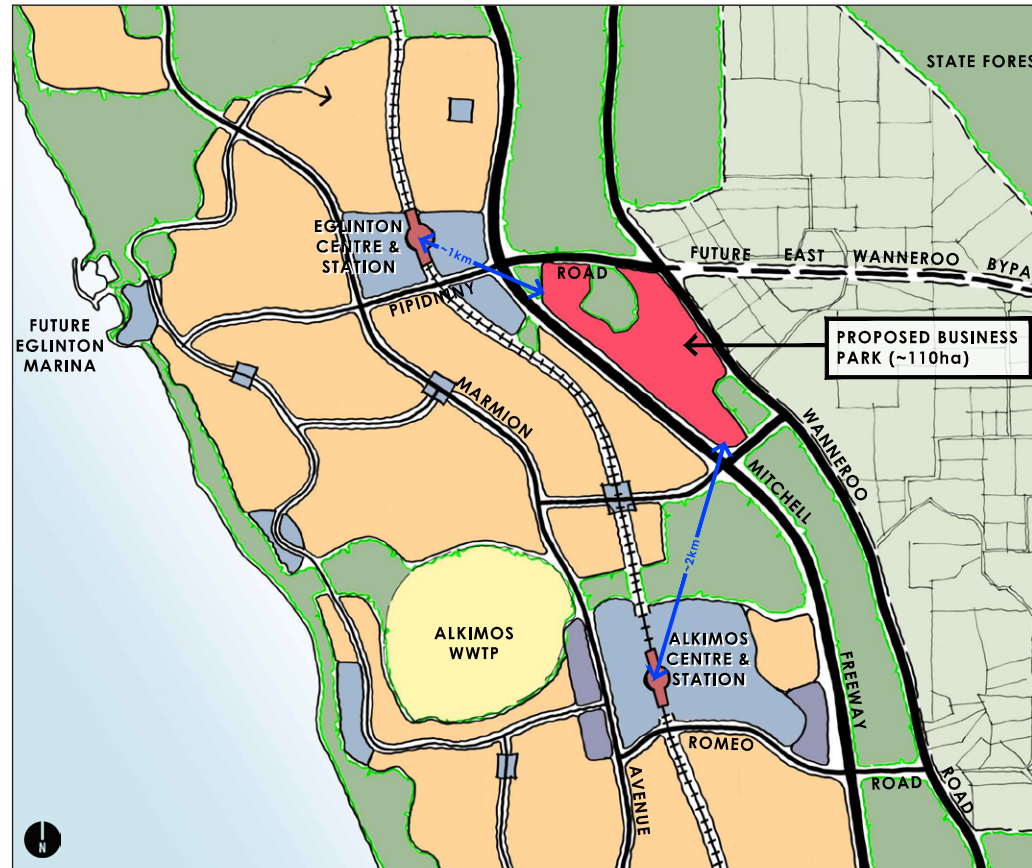


Figure 16 Eastern Precinct Local Context

The Whiteman-Yanchep Highway is a planned north-south distributor road that will connect the North-West sub-region to the North-East and Central sub-regions and the broader regional road network. This future road is shown on Figure 16 as the Future East Wanneroo Bypass road. The planning for this road is not yet complete, however it forms part of the current transport plan for the State. The site is in immediate proximity to this future planned road, further emphasising the exceptional locational benefits of the site.

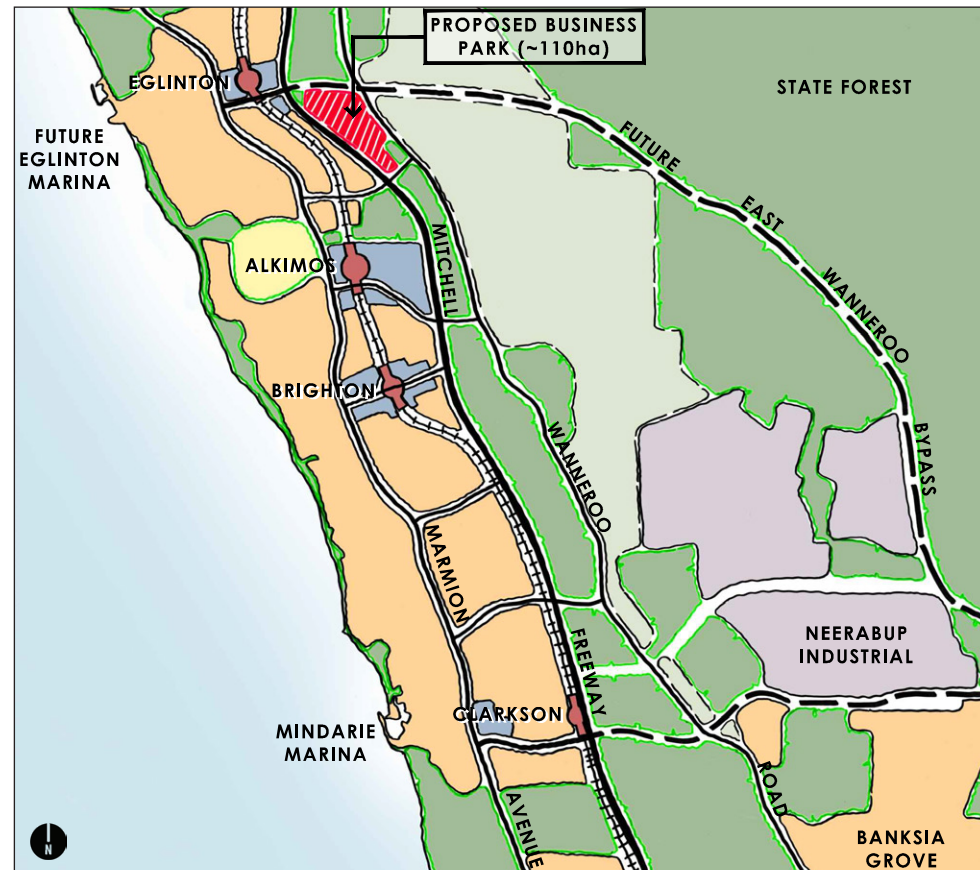


Figure 17 Eastern Precinct Regional Context

3.2.3.2 Environment

The Environmental Assessment Report (EAR), refer Appendix 3, provides an overview of the environmental features within the Eastern precinct and its proposed management in this regard, in support of the Amendment 2 proposal. The EAR also provides a specific response the key environmental matter listed against the ‘Planning Investigation Area Eglinton East’. The key matter referenced in the Framework is as follows -

- Land use transition / interface with Parks and Recreation reserve and Bush Forever areas;

The EAR demonstrates that any future development of the Eastern precinct for Service Commercial will have regard for, and manage appropriately, all environmental values within the site. There are no significant environmental constraints within the Eastern precinct that would preclude further development of the Eastern precinct and the development outcome envisaged by the proposed Amendment 2.

Any future concept planning for the Eastern precinct will have regard to environmental corridors along Wanneroo Road and between areas of proposed open space and existing areas of Bush Forever areas (No. 130 and 288) in immediate proximity to the site. Conservation open space areas have been committed to as part of an EPBC referral. This referral has been approved (EPBC 2017/7872).

All other environmental matters such as karst, hydrology, potential contamination from previous land uses, and flora and fauna can all be managed in subsequent planning phases as outlined by the EAR.

3.2.3.3 Servicing & Infrastructure

A high level engineering and servicing investigation has been undertaken for the Eastern Precinct and to support the inclusion of the subject land within the AEDSP. This review investigated site works, road works, storm water drainage, sewerage, water supply and utility services. The review concluded that the land referred to in this report as the Eastern Precinct can be readily serviced commensurate with its proposed designation as Service Commercial within the AEDSP and consistent with the objectives of the AEDSP.

3.2.3.4 Bush Fire Risk

A Bushfire Management Plan, refer Appendix 7, has been prepared for the Eastern precinct given the site is located within a designated bushfire prone area in accordance with DFES State mapping. The preparation of the BMP to support the Amendment 2 proposal also recognises that the matter of bushfire is listed against the Planning Investigation Area Eglinton East. The BMP has been prepared in accordance with SPP 3.6 and draws on the Eastern precinct Concept plan as a basis for its assessment. Importantly the vegetation shown on the Concept plan for retention, is consistent with the EPBC referral (EPBC 2017/7872).

The BMP considers the bushfire hazards within and adjacent to the Eastern precinct and determines that the associated bushfire risk is manageable through standard management responses in accordance with the Guidelines and AS3959.

4.0 Conclusion

The Amendment 2 proposal represents a significant opportunity for the City of Wanneroo within the Alkimos-Eglinton corridor. The proposal firstly, supports the logical extension of residential development and secondly, supports the designation of employment land in a location that will maximise employment generation and subsequently satisfy City of Wanneroo employment targets for the corridor.

This document, supported by comprehensive technical reports, provides compelling justification for the land use proposals within both the Central and Eastern precincts. The supporting reports have regard to all relevant state and local policies. Importantly, the proposed modification to the Alkimos-Eglinton District Structure Plan is consistent with the State's strategic plan Perth and Peel@3.5million and its associated sub-regional plan.