

**AMENDMENT No.25**

**BUTLER RIDGEWOOD**

**AGREED LOCAL STRUCTURE PLAN No.27**

**AMENDMENT NO. 25  
TO  
BUTLER RIDGEWOOD  
AGREED LOCAL STRUCTURE PLAN NO. 27**

**PART 1 - STATUTORY DOCUMENTATION**

Agreed Local Structure Plan No. 27

This Amendment to the Butler Ridgewood Agreed Local Structure Plan No. 27 was prepared under the provisions of Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes.

**RECORD OF AMENDMENTS MADE TO THE AGREED BUTLER RIDGEWOOD  
LOCAL STRUCTURE PLAN NO. 27**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1.	Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools.	20.6.03	4.4.04
2.	Extension of coverage east of Connolly Drive and north of Lukin Drive.	20.6.03	4.4.04
3.	Introducing R-Code Variations, a split R20/30 coding designation and detailed area plans.	20.6.03	4.4.04
4.	Recoding Cottage Lots east of Marmion Avenue from R25 to R30.	20.6.03	4.4.04
5.	Extension of coverage north of Benenden Drive.	20.6.03	4.4.04
6.	Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.	11.10.04	30.09.03
7.	Extension of coverage to incorporate the undeveloped portion of Ridgewood.	15.03.05	11.04.05
8.	To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and land exchanges in Brighton.	6.01.04	24.11.04
9.	Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.	11.02.05	11.04.05
10.	Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table A.	26.6.07	21.2.08
11.	Introduction of New Choices Special Design Precinct and Special Provisions.	3.10.05	3.04.06
12.	Extension of coverage over Lots 32 and Pt Lot 33 Connolly Drive.	28.11.05	8.06.06
13.	Modify zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A	8.05.08	27.02.09
14.	To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways, and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.	11.06.10	08.07.10

15.	Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from "Mixed Use" Zone to "Residential R60" zone.	06.12.10	14.10.11
16.	Rezones Lot 201 Chipping Crescent, Butler from "Business" zone to "Residential R40" zone.	22.02.11	14.10.11
17.	To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan.	27.09.11	02.04.12
18.	To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local structure Plan No. 27.	15.04.13	06.05.13
19	Rezones Lot 1061 (On Plan 56114)(No. 2) Captiva Approach, Butler from 'Business' to 'Commercial' zone, and inserts 'Schedule 1' to set out a maximum permissible shop-retail NLA floorspace for that lot	28.08.13	23.09.13
20	Rezones a portion of Lot 9132 Redington Drive, Butler from "Centre" to "Residential" zone	02.07.14	20.10.14
21	Rezones part Lot 1316 (on Plan 65142) (No. 1) Saunton Way, Ridgewood from Business R60 to Mixed Use R60. Insert Detailed Area Plan provisions for the same lot in Clause 4.6.	07.07.15	13.01.16
22	Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from "R20" to "R60" and to include both lots within the New Choices Special Design Precinct.	17.12.14	18.02.15
23	Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone', and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.	10.06.15	10.10.15
24	Include a portion of Lot 29, zoning this land 'Service Industrial' along with reconfiguring the 'Service Industry' and 'Centre' zoning of a portion of Lot 9332'	N/A	22.05.19
25	Rezones Lots 3115 – 3120, 3130-3133 and 9515 'Special use' and updates the structure plan text to include Schedule 2 (Special use Zone) to facilitate an 'Employment Composite' precinct for the land		

**AMENDMENT NO. 25**  
**TO**  
**BUTLER RIDGEWOOD**  
**AGREED LOCAL STRUCTURE PLAN**

The City of Wanneroo, pursuant to Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, hereby amends the Butler Ridgewood Agreed Local Structure Plan No. 27 by:

- Amending Plan 1: Agreed Local Structure Plan by rezoning the Amendment Area from 'Service Industrial' to 'Special Use'.
- Amending Plan 2: Zoning by rezoning the Amendment Area from 'Service Industrial' to 'Special Use'.
- Renumbering Section 4.11 (Setbacks to Rear Laneways) in Part 1 of the Butler Ridgewood Agreed Local Structure Plan No. 27 as Section 4.12.
- Inserting a new Section 4.11 in Part 1 of the Butler Ridgewood Agreed Local Structure Plan No. 27 as set out below:

**4.11 THE SPECIAL USE ZONE (SCHEDULE 2)**

The Special Use Zone is set out in Schedule 2. No person shall use any land or any structure or buildings on land in a Special Use Zone except for the purpose set out against that land in Schedule 2 and subject to compliance with any conditions set out in Schedule 2 with respect to that land.

- Inserting a new Schedule 2 into Part 1 of the Butler Ridgewood Agreed Local Structure Plan No. 27 as set out below:

**SCHEDULE 2 (SPECIAL USE ZONE (CLAUSE 4.11))**

<b>No</b>	<b>Street/Locality</b>	<b>Particulars of Land</b>	<b>Special Use and Conditions (where applicable)</b>
2-1	Landbeach Boulevard and Sunderland Crescent	Lots 3115 – 3120, 3130-3133 and 9515	<p>The purpose of this Special Use Zone (Brighton Employment Composite Precinct) is to facilitate permanent residential accommodation within the Brighton Service Industrial Zone, where the occupants of the dwelling are business owners or operators of a service industry business undertaken from the site.</p> <p>Land Use as per the 'Service Industrial' zone with the exception that:</p> <p>'Caretaker's Dwelling' is a permitted (P) use.</p> <p>'Consulting Room', 'Office', 'Private Recreation' and 'Public Exhibition Facility' are discretionary (D) uses, being a use subject to Council approval in accordance with Part VI, Section 6.2.2 of the Scheme.</p>

			<p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>(i) In considering applications for a 'Caretaker's Dwelling', the Council may considered proposals for a single house, grouped dwelling or multiple dwelling (as defined by the Residential Design Codes) that is occupied by the owner, manager, lessee or employee (and immediate family thereof) of the lawfully established or approved industrial, business or office carried out that lot.</li> <li>(ii) The development of a 'Caretaker's Dwelling' is to be in accordance with any endorsed Local Development Plan for the site.</li> <li>(iii) A proposal for a 'Caretaker's Dwelling' that takes the form of a Single House (as defined by the Residential Design Codes) shall be assessed as if the site has a Residential Density Code of R20. The minimum site area, frontage, open space, outdoor living and boundary setbacks shall be assessed upon the Composite Dwelling Allotment (as depicted on the approved Local Development Plan).</li> <li>(iv) Any proposal for a 'Caretaker's Dwelling' that takes the form of a Grouped Dwelling or Multiple Dwelling (as defined by the Residential Design Codes) will be assessed as if the site has a Residential Density Code of R40.</li> <li>(v) Only one 10m wide crossover and access leg will be permitted to each lot, with the use of this crossover and access leg to be utilised by both the 'Caretaker's Dwelling' and its associated Service Industrial land use activity.</li> <li>(vi) Any development which proposes a 'Caretaker's Dwelling' will require a notification on title informing residents of their proximity to service industrial activities.</li> </ul>
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IT IS CERTIFIED THAT AMENDMENT NO.25 TO THE  
BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN NO.27  
WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING  
COMMISSION ON:

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Signed for and on behalf of the Western Australian Planning Commission

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an officer of the Commission duly authorised by the Commission pursuant to section 16 of the  
Planning and Development Act 2005 for that purpose.

**AMENDMENT NO. 25  
TO  
BUTLER RIDGEWOOD  
AGREED LOCAL STRUCTURE PLAN NO. 27**

**PART 2 – EXPLANATORY REPORT**

Prepared by:



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**Project No. 885Rep971A**

**July 2020**



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## **INTRODUCTION**

The purpose of this amendment is to modify the planning framework to create a new 'Employment Composite' Precinct within what is currently known as the Butler Business Park North. This 'Employment Composite' Precinct is to be an employment-residential precinct which will improve the opportunity for business owners to reside from their place of (business) operations, when compared to that presently provided for under the planning framework.

The introduction of this 'Employment Composite' area is in keeping with the nature of current and future service industrial land use in and around Butler. It is viewed as a significant catalyst in hastening business development within the amendment area. It similarly allows for an improved its interface with the adjacent residential areas of Brighton Estate.

## **LAND DESCRIPTION**

The following section provides a brief summary of the location, land use and ownership within the amendment area.

### Location and Land Use

The amendment area is generally bound by:

- Landbeach Boulevard to the west;
- Trinity Residential Estate to the north;
- Mitchell Freeway reservation to the east; and
- Eastern-most portion of the Brighton District Centre to the south.

Measuring 3.8ha (approx.) the amendment area has been cleared and constructed in accordance with current WAPC subdivision approval, with Sunderland Crescent passing through the site and connecting it to the wider road network (via Landbeach Boulevard). The lots within the amendment area are connected to all necessary services. A mechanic business is presently operating from Lot 3119.

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## Ownership and Title Details

The amendment area comprises the following properties:

<b>Lot No.</b>	<b>Deposited Plan</b>	<b>Volume</b>	<b>Folio</b>
3115	413756	3961	786
3116	413756	2953	531
3117	413756	2953	533
3118	413756	2953	534
3119	413756	2953	535
3120	413756	2953	536
3130	413756	2953	537
3131	413756	2953	538
3132	413756	2953	539
3133	413756	2953	540
9515	416082	2961	786

The Butler Land Company Pty Ltd owns all of the lots with the exception of Lot 3119 which is owned by Jonathon Cody Faryna and Tori Nicol Faryna.

## Surround Land Use and Context

The three lots located immediately south of the amendment area (backing onto Sunderland Crescent) form part of the eastern most portion of the Brighton District Centre (Precinct F) of the Butler District Centre Activity Centre Plan 87, providing for '*a combination of commercial, office and residential mixed use in a linear format along Butler Boulevard*'. Precinct F is planned to evolve over time to connect the Butler Rail Station to the west with the future Mitchell Freeway to the east.

Single residential dwellings face onto the amendment area, located along the western side of Landbeach Boulevard. Similarly a number of residential lots within Trinity Estate back on to the northern edge of the amendment area.

An Aerial Context Plan is provided as Appendix 1.

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## **PROPOSAL**

The amendment looks to create an 'Employment Composite' zone which will better support business owners in living from their place of operation. This involves rezoning the site as a 'Special Use' zone which then largely emulates the currently range of land uses available under the current 'Service-Industrial' zone, but expands upon the 'Caretaker's Dwelling' provisions of the City's DPS2. An associated draft Local Development Plan and development provisions reinforce the bounds in which a residence can be constructed on the site.

The amendment proposes to modify the Butler-Ridgewood Agreed Local Structure Plan No. 27 by:

- Amending Plan 1: Agreed Local Structure Plan by rezoning the Amendment Area from 'Service Industrial' to 'Special Use'.
- Amending Plan 2: Zoning by rezoning the Amendment Area from 'Service Industrial' to 'Special Use'.
- Renumbering Section 4.11 (Setbacks to Rear Laneways) in Part 1 of the Butler Ridgewood Agreed Local Structure Plan No. 12 as Section 4.12.
- Inserting a new Section 4.11 in Part 1 of the Butler Ridgewood Agreed Local Structure Plan as set out below:

### **4.11 THE SPECIAL USE ZONE (SCHEDULE 2)**

The Special Use Zone is set out in Schedule 2. No person shall use any land or any structure or buildings on land in a Special Use Zone except for the purpose set out against that land in Schedule 2 and subject to compliance with any conditions set out in Schedule 2 with respect to that land.

- Inserting a new Schedule 2 into Part 1 of the Butler Ridgewood Agreed Local Structure Plan No. 27 as set out below:

### **SCHEDULE 2 - SPECIAL USE ZONE (SECTION 4.11)**

<b>No</b>	<b>Street/Locality</b>	<b>Particulars of Land</b>	<b>Special Use and Conditions (where applicable)</b>
2-1	Landbeach Boulevard and Sunderland Crescent	Lots 3115 – 3120, 3130-3133 and 9515	<p>The purpose of this Special Use Zone (Brighton Employment Composite Precinct) is to facilitate permanent residential accommodation within the Brighton Service Industrial Zone, where the occupants of the dwelling are business owners or operators of a service industry business undertaken from the site.</p> <p>Land Use as per the 'Service Industrial' zone with the exception that:</p> <p>'Caretaker's Dwelling' is a permitted (P) use.</p> <p>'Consulting Room', 'Office', 'Private Recreation' and 'Public Exhibition Facility' are discretionary (D) uses, being a use subject to Council approval in accordance with Part VI, Section 6.2.2 of the Scheme.</p>

			<p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>(i) In considering applications for a 'Caretaker's Dwelling', the Council may considered proposals for a single house, grouped dwelling or multiple dwelling (as defined by the Residential Design Codes) that is occupied by the owner, manager, lessee or employee (and immediate family thereof) of the lawfully established or approved industrial, business or office carried out that lot.</li> <li>(ii) The development of a 'Caretaker's Dwelling' is to be in accordance with any endorsed Local Development Plan for the site.</li> <li>(iii) A proposal for a 'Caretaker's Dwelling' that takes the form of a Single House (as defined by the Residential Design Codes) shall be assessed as if the site has a Residential Density Code of R20. The minimum site area, frontage, open space, outdoor living and boundary setbacks shall be assessed upon the Composite Dwelling Allotment (as depicted on the approved Local Development Plan).</li> <li>(iv) Any proposal for a 'Caretaker's Dwelling' that takes the form of a Grouped Dwelling or Multiple Dwelling (as defined by the Residential Design Codes) will be assessed as if the site has a Residential Density Code of R40.</li> <li>(v) Only one 10m wide crossover and access leg will be permitted to each lot, with the use of this crossover and access leg to be utilised by both the 'Caretaker's Dwelling' and its associated Service Industrial land use activity.</li> <li>(vi) Any development which proposes a 'Caretaker's Dwelling' will require a notification on title informing residents of their proximity to service industrial activities.</li> </ul>
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## **PLANNING FRAMEWORK**

The amendment area is presently zoned 'Urban' in the Metropolitan Region Scheme and 'Urban Development' in the City of Wanneroo District Planning Scheme 2 (DPS2).

The Butler-Ridgewood Agreed Local Structure Plan No. 27, being the operative structure plan for the site, zones the land 'Service Industrial' with development to be in accordance with requirements for this zone (as set out in DPS2).

DPS2 outlines that this zone is to provide for a range of commercial activities including *light industries, showrooms and warehouses, entertainment and recreational activities, and complementary business services which, by their nature, would not detrimentally affect the amenity of surrounding areas*. DPS2 expands further that development within this zone should create an attractive façade to the street for the visual amenity of surrounding areas.

This amendment is consistent with DPS2 as it satisfies the objectives of the 'Service Industrial' zone by supporting the commercial activities envisaged, as well as bringing about the development of the Butler Business Park North in a timelier manner. The amendment can also facilitate an improved interface between the Business Park and surrounding (residential) areas.

Prior to discussing the amendment in further detail there is merit in summarising the history of the Butler Business Park North.

### Butler Jindalee District Structure Plan No. 39

The Brighton Business Park North was first established under the Butler Jindalee District Structure Plan, originally planned to be part of a much broader 'Service industry' precinct extending from the current northern edge of the Brighton Business Park North down to the Joondalup rail line some 1.2km to the south. This broader 'Service industry' precinct was to be bound by Landbeach Boulevard to the west and the Mitchell Freeway to the east. It was this configuration which was approved as part of the Butler Jindalee District Structure Plan No. 39; however, the final extents of this 'Service Industry' precinct was to be determined as part of subsequent local structure planning.

### Amendment 12

Following on from the Butler Jindalee District Structure Plan, subsequent local structure planning undertook a comprehensive review of this 'Service Industry' precinct in the context of (then) more contemporary planning for the corridor. More specifically Amendment 12 to the Butler Ridgewood Local Structure Plan:

- Revised the planning of the Butler District Centre which had increased the amount of non-residential floor areas from that originally contemplated in the district structure plan;
- Recognised that small scale industrial activities would occur in other localities such as Alkimos;
- Identified that the precinct had poor access to major roads;
- Recognised that the planned 'Service Industry' precinct had long length that interfaced with residential development; and
- Showed the subject land being better suited for residential development.

As a consequence the planned 'Service industry' precinct was dramatically reduced to two small pockets (now referred to as Brighton Business Park North and South respectively). In order to provide an appropriate interface between the two business parks and adjacent residential development, the Butler Ridgewood Local Structure Plan zoned a strip of land to the western side of Landbeach Boulevard as 'Mixed Use'. Unfortunately this 'Mixed Use' zone did not eventuate with this land being constructed as single residential dwellings (fronting onto Landbeach Boulevard). This has resulted in an awkward relationship between current residential development and the Butler Business Park North.

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## Subdivision Approvals

The Butler Business Park North has been constructed under two WAPC subdivision approvals.

### *Subdivision 154645*

On 19 December 2016 the WAPC approved subdivision 154645 which created 14 service industrial lots and a road network from Lot 9332. Subdivision 154645 is the basis of the Brighton Business Park North development.

### *Subdivision 156400*

On 16 March 2018 the WAPC approved subdivision 156400 which created a further 5 service industrial lots from Lots 29 and 9332. Subdivision 156400 completed the configuration of the Brighton Business Park North development, as is subject to the current amendment.

A copy of the approved plan of subdivision 154645 is provided as Appendix 2.

## Other Policies

### *City of Wanneroo Local Housing Strategy (2005)*

Given the unique nature of the proposal, the City's Local Housing Strategy has not entertained such 'Employment Composite' precincts with the amendment primarily targeting the timelier delivery of employment generating activities when compared with what could be reasonably be expected under the current zoning, by increasing the appeal and efficiency of this land by a 'work from home' scenario.

Nevertheless, the amendment is consistent with the City's Local Housing Strategy insofar as it broadens the range and choice of housing to meet changing social and market demands, in particular with this housing choice appealing to a select niche – both in terms of housing and business generation.

### *Local Planning Policy 3.6 Employment*

The 'Employment Composite' Precinct is consistent with the City's LPP3.6 Employment Policy as it encourages and retains local employment within the area. The Precinct satisfies a number of the objectives of LPP3.6 in that it:

- Maximises the level of self-contained employment opportunities within the City of Wanneroo, in this case focused within Butler.
- Increases the capacity of the local workforce and community to contribute to, and benefit from economic growth by way of opportunities for a property to accommodate both business and primary residence of the (business) owner.
- Facilitates more timely start-ups of new ventures that would otherwise be expected under the current zoning, through making property more effective in terms of a dual use – business location and primary residence.

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## **DISCUSSION OF THE AMENDMENT**

The purpose of this amendment is to create an 'Employment Composite' Precinct in Butler Business Park North where a 'Caretaker's Dwelling' is better embraced when compared with current DPS2 provisions, in turn making the service-industrial lots an attractive proposition in terms of 'living from work'. This is expected to bring about the development of the Precinct in far quicker manner than under the current framework, without diminishing any of the planned employment generating activity.

Associated with the amendment are a number of provisions and a draft Local Development Plan which prescribe development requirements. This will ensure the appropriate location of any 'Caretaker's Dwellings', assign a residential density code (for assessment purposes) for these dwellings and coordinate vehicle access.

The introduction of this 'Employment Composite' area is in keeping with the nature of current and future service industrial land use in and around Butler, and is viewed as a significant catalyst in hastening business development within the amendment area. It similarly allows for an improved interface with the adjacent residential areas of Brighton Estate.

### **Caretaker's Dwelling**

The key element for the successful delivery of the 'Employment Composite' Precinct is providing owners with a high level of confidence that a residence can be constructed onsite; however, the definition of a 'Caretaker's Dwelling' under DPS2 along with its current permissibility (D – discretionary, via the zoning under the Butler Ridgewood LSP) is not considered to provide the necessary level of certainty.

As a consequence, the amendment sets out to re-establish the permissibility of a 'Caretaker's Dwelling' and to provide guidance on how the City will consider future proposals. It is important to note that this amendment is providing interpretative guidance only and does not set out to amend the definition in any manner.

The result is the amendment proposes a 'Caretaker's Dwelling' as a permitted (P) use, reinforcing the acceptance of a residence being located from a place of business – adding to the attractiveness of the 'Employment Composite' Precinct. In short, subject to meeting the mandatory requirement of it being intrinsically associated with an operating business on the site, the dwelling cannot be refused on the basis of land use.

To be clear, the definition and requirement that the 'Caretaker's Dwelling' must be associated with an operating business onsite remains – ensuring that dwellings cannot develop in the absence of an underlying employment activity. It should also be noted that a 'Caretaker's Dwelling' is not mandatory and that the land can be used for purely non-residential purposes.

### **Land Uses**

The amendment proposes to by in large, retain the land use permissibility of the current 'Service Industrial' zone; however, via Schedule 2 of the 'Special Use' zone a number of additional land uses are listed.

Without reiterating these land uses verbatim (refer to Schedule 2 above for the complete list), these changes to land use have been included on the direct advice of the City of Wanneroo – allowing for a number of land uses which are currently found in, or considered desirable for, the locality but which are not supported under the current framework.

These lands uses are reflected in the employment generation analysis undertaken by MacroPlanDimasi, to be discussed further in this report.

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### Employment Generation

The primary objective of the amendment is to bring employment generating activities online sooner than should it remain as traditional service industrial land. The amendment will not result in any loss in employment yield.

MacroPlanDimasi have undertaken a comprehensive employment assessment of the 'Employment Composite' Precinct, looking at the employment generating impact the Precinct would have and how the market is expect to respond.

The assessment considered the Precinct in terms of both its regional and local employment context, and employment self-sufficiency targets.

The assessment found that the 'Employment Composite' Precinct would:

- Retain all employment types and uses currently allowable under the 'Service Industrial' zone.
- Will result in no loss of employment numbers given the business operations the Precinct is likely to attract.
- Employment generating activities (businesses) would come online at a much quicker pace than under the current framework.
- Properties within the Precinct would become a more attractive proposition to the market given the number of 'home based' businesses already in the area but which require larger land areas to successfully prosper.
- Would see the relocation of other businesses not currently found in the area due to the Precinct's location and the ability to purchase a single land parcel for both dwelling and business.

To conclude the Assessment found that the 'Employment Composite' Precinct will only bolster employment within the locality, and bring this about sooner.

The MarcoPlanDimasi Brighton Employment Composite Zone: Employment Assessment is provided in its entirety as Appendix 3.

### Interface with Existing Residential Areas

As discussed above, with the dramatic reduction of the originally planned 'Service industrial' precinct envisaged under the Butler Jindalee District Structure Plan, the Butler Ridgewood Local Structure Plan subsequently created a 'Mixed Use' interface on the western side of Landbeach Boulevard. This was to provide a transition between the service industrial land and residential development; however, this 'Mixed Use' zone did not eventuate with only single residential development delivered. This has resulted in the undesirable situation of 'service industrial' facing (or abutting) single residential homes.

This amendment looks to provide, in part, the opportunity to lessen any potential conflict by way of providing residential development (Caretaker's Dwellings) to 'shield' or soften this interface by situating these towards the front of lots.

This is shown in the associated Local Development Plan providing for 'allotments' to the front of lots, creating the possibility of a dwelling interface. While this interface is a real possibility, it should nevertheless be made clear that the land is (and remains) at its core a commercial zone and that a 'Caretaker's Dwelling' is not mandatory should the future owner not require one.

### Draft Local Development Plan

A key element of the 'Composite Precinct' is to provide clear guidance on how 'Caretaker's Dwellings' should be considered in terms of their location onsite.



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Accompanying the Amendment is a draft Local Development Plan (LDP) which identifies building 'allotments' for detached dwellings, providing a clear designation between these dwellings and the non-residential activity. At the request of the City, the LDP (in conjunction with provisions set out in Schedule 2) also requires a coordinated response to vehicle access.

The positioning of building 'allotments' on the LDP has been carefully considered to create a streetscape, provide for consolidated access and maximum separation (where required) for bushfire mitigation (to be discussed below). This approach is primarily focused on providing opportunities for residential elements to front Landbeach Boulevard, softening the interface with existing homes to the west.

The LDP, in conjunction with the proposed provisions in Schedule 2, ensure that the service industry requirements apply and that a residential density of R20 is designated in consideration of future detached 'Caretaker's Dwellings' (R40 for grouped or multiple dwelling proposals). Importantly these 'allotments' form the basis of all assessments (for 'Caretaker's Dwellings') - including primary street setbacks, boundary setbacks and site cover.

The draft Local Development Plan is provided as Attachment 4.

### Bushfire Management

The eastern portion of the amendment area is identified by the DFES mapping as being bushfire-prone, primarily from vegetation located within the adjacent Mitchell Freeway reserve. In accordance with State Planning Policy 3.7: Planning in Bushfire-Prone Areas (SPP 3.7), a Bushfire Management Plan (BMP) was prepared by Strategen Environmental and endorsed as part of subdivisions 154645 and 154645.

This BMP identified that a number of the eastern-most lots were subject to BAL ratings of BAL-40 and above; however, that these only affected the rear extremities of what are very deep (70m) lots. As such, development can occur on these lots in a manner which offers bushfire protection and separation.

The associated Local Development Plan has followed the guidance of the BMP, locating all building allotments outside any land affected by BAL-40 or higher.

Further, in accordance with SPP3.7 and the WAPC's Planning in Bushfire Prone Area Guidelines, a BAL Assessment will need to accompany the subsequent building license(s) demonstrating that development on these subject lots achieves the necessary construction standards to protect against bushfire.

A copy of the Strategen Environmental 'Brighton Business Park North Bushfire Management Plan (December 2016) is provided as Appendix 5.

### Traffic

The amendment, by providing an opportunity for a business operator to reside onsite, is expected to change the traffic pattern within the locality, including trip generation and distribution, trip distances, and peak traffic periods and volumes.

As a consequence, Transcore (traffic engineers) undertook a Traffic Assessment to consider the potential impacts resulting from the amendment.

The Assessment found that the net traffic change due to the amendment will be minimal with an insignificant impact on the traffic operation of the surrounding road and intersections. Indeed the amendment will result in reduced traffic volumes during the road network peak hours as there would be a reduction of commuter trips (home to work or work to home) during these periods.

A copy of the Transcore Traffic Assessment (May 2020) is provided as Appendix 6.

### Development Concept

In support of this amendment DMG Architects have prepared a Development Concept demonstrating one manner in which the Butler Business Park North 'Employment Composite' Precinct could evolve in

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accordance with the proposed provisions and associated LDP. This Development Concept shows that the employment generating land activities can be delivered with a complementary 'Caretaker's Dwelling' onsite.

The Development Concept provides not just a spatial representation of what may be delivered, but DMG Architects have also provides a small range of example dwelling designs.

One of the attractive aspects of the Precinct is the wider choice of dwelling types that a business owner could consider than may ordinarily be expected. The means that a business owner may look at a single detached dwelling design, a strata type scenario or even pursue an apartment design to be located above a floor level business.

It is important to note that these dwelling designs are not intended to be an exhaustive range by any stretch, but are only a small number of schematic designs to offer examples of what could potentially be delivered.

This Development Concept is provided as Attachment 7.

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## **CONCLUSION**

This amendment will facilitate a new 'Employment Composite' precinct, through creating a 'Special Use' zone over what is current known as the Butler Business Park North.

This 'Employment Composite' Precinct is in keeping with the nature of current and future service industrial land use in and around Butler. The amendment will make the Precinct a more attractive proposition to business owners allowing a 'work from home' scenario. This will not see the reduction of any planned employment generating activities but instead will act as a significant catalyst in the hastened development of Precinct, and improve on its interface with the adjacent residential areas of Brighton Estate.

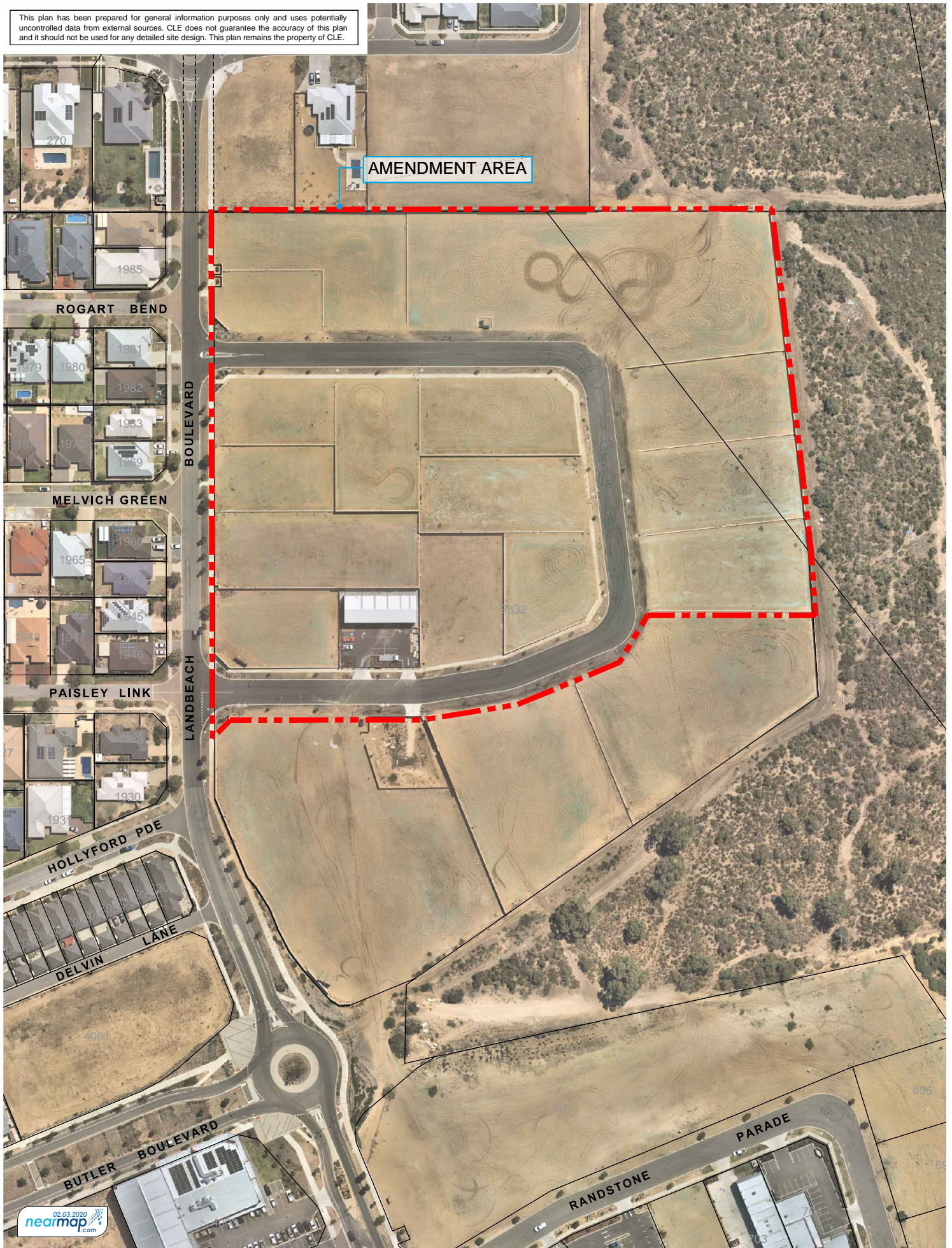
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## **APPENDICES**

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**APPENDIX 1**

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

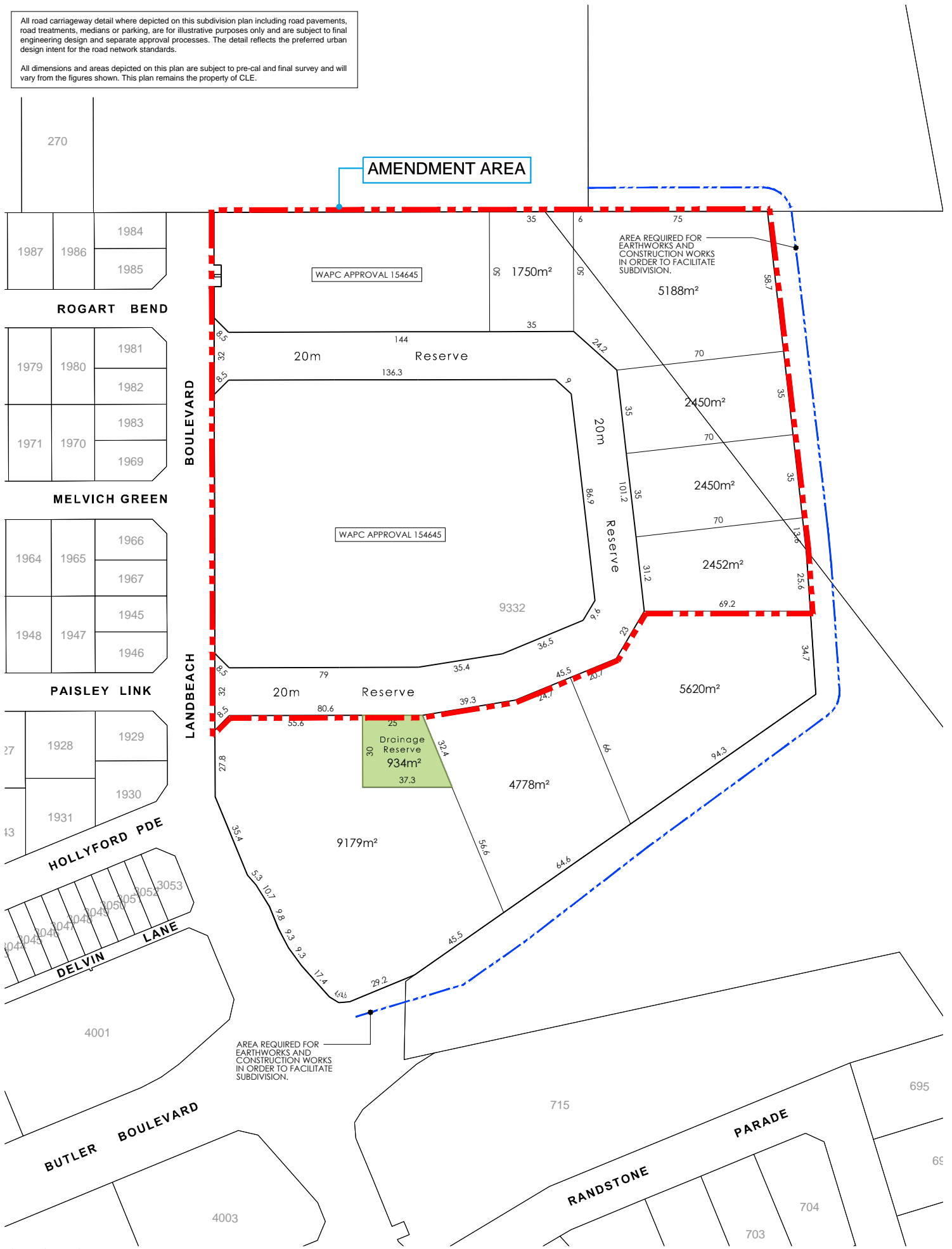


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## **APPENDIX 2**

All road carriageway detail where depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

All dimensions and areas depicted on this plan are subject to pre-cal and final survey and will vary from the figures shown. This plan remains the property of CLE.





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**APPENDIX 3**

# Brighton Employment composite Zone: Employment Assessment

Satterley Property Group

August 2019



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## Executive summary

Satterley Property Group engaged MacroPlan Dimasi, in association with CLE, to consider an innovative solution to the lack of demand for 'traditional' service commercial lots in the Brighton Estate. This assessment considers employment-residential composite uses as a potential solution, establishes the demand for such uses, identifies case studies where similar developments have occurred, and demonstrates a lack of demand for the 'traditional' service commercial lots at the subject site.

The analysis of the current and future employment profile and context considers the impact of amending the Service Industry zone in the Butler-Ridgewood Local Structure Plan (LSP) to an employment-residential composite zone which would allow a dwelling as a permitted use within the designated dwelling envelope. This will still allow all of the employment land uses under the Service Industry zone (as per the Butler Ridgewood Local Structure Plan).

As outlined in the table below the development of the site as an employment composite zone would allow the site to still achieve the same employment potential as it would under the current planning controls (due to more intensive employment uses on site). However, that employment would happen significantly earlier if dwellings are permitted on the lots.

**Table 1.** Impact of proposal: employment land take up at subject site: 2020 - 2031

	Unit	2020	2025	2031	Total by 2031
<b>Base case (current service commercial zoning)</b>					
Industrial lots sold per annum	Lots	1	1	1	12
Industrial land sales per annum	m <sup>2</sup>	917	917	917	11,004
Employment benchmark	m <sup>2</sup> /job	180	180	180	-
<b>Employment generated per annum</b>	<b>Jobs</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>61</b>
<b>Employment generated cumulative</b>	<b>Jobs</b>	<b>5</b>	<b>31</b>	<b>61</b>	<b>61</b>
<b>Proposed employment composite zoning</b>					
Industrial lots sold per annum	Lots	6	0	0	19
Industrial land sales per annum	m <sup>2</sup>	3,049	0	0	9,655
Employment benchmark	m <sup>2</sup> /job	101	101	101	-
<b>Employment generated per annum</b>	<b>Jobs</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>96</b>
<b>Employment generated cumulative</b>	<b>Jobs</b>	<b>30</b>	<b>96</b>	<b>96</b>	<b>96</b>
<b>Cumulative benefit from proposed change</b>	<b>Jobs</b>	<b>25</b>	<b>65</b>	<b>40</b>	<b>0</b>

Source: MacroPlan Dimasi

Given the current slow rate of sales and lack of buyer inquiry, under the existing base case, it would take 19 years (ie. from 2020 to 2039) for the site to be fully developed and delivering employment outcomes.

Under the proposed changes, the employment composite zone could yield an estimated 96 jobs by 2023, compared with just 61 jobs by 2031 under the existing base case. Even at full buildout under the base case, the area would only deliver an estimated 97 jobs, so there is no material loss of employment under the proposed changes.

Other benefits include reduced crime due to more activity, particularly during outside business hours, reduced travel times and pressure on the transport network driven by more jobs in the local area, a stronger sense of community given there will be residences on site.

### **Regional employment context**

Directions 2031 sets out the target employment self-sufficiency for the north-west sub-region to increase from 41.0 per cent in 2008 to a minimum of 60.0 per cent by 2031. Across the corridor, employment self-sufficiency has been growing, with Joondalup increasing self-sufficiency by 11.8 per cent over the period to 58.3 per cent, while Wanneroo increased by 6.0 per cent to 49.4 per cent.

Small businesses drive the employment market in the sub-region, with 64.7 per cent of businesses in 2017 having no employees (sole traders) and 25.1 per cent with 1–4 employees and 8.2 per cent with 5–19 employees. This means 98.0 per cent of businesses are small businesses, further re-enforcing the potential demand for employment composite land.

### **Local employment context**

Employment in the Butler–Merriwa–Ridgewood SA2 is largely driven by population-based jobs such as education and training (923 jobs), accommodation and food services (316 jobs) and retail trade (431 jobs).

With a workforce of 9,714 people and 2,943 jobs in the SA2, this indicates an employment self-sufficiency of 30.3 per cent in 2016. This is significant given the

area only has a district centre which does not support high skill employment such as legal firms, finance companies etc.

Of the 9,714 workers in the area 1,138 worked within the SA2, while 7,946 worked outside the SA2 and 630 were away from work/did not work (leave/strike/not rostered on that week etc.). There were 259 people working from home, and 879 working elsewhere within the SA2. This translates to a self-containment ratio of 11.7 per cent.

### **Employment generation**

Based on similar employment land in Joondalup, Myaree and Osborne Park the benchmark ratios of 180m<sup>2</sup> and 101m<sup>2</sup> of floorspace to employment are used to estimate employment potential for the service commercial and proposed employment composite zones respectively. This suggests the service commercial zone could generate around 97 jobs, while the employment composite zone would generate 96 jobs, a net difference of one job.

Analysis of business and commercial property sales history indicates a lack of demand for service commercial land. This is further demonstrated by the substantial quantity of vacant service commercial land in Butler. Hence the subject site as service commercial land could only achieve a take-up rate of one lot per year, compared to as an employment composite zone of six lots per year.

### **Case studies**

The case studies show a wide range of uses within similar types of locations in different areas across Australia (Henley Brook, Byron Bay and Exmouth). These provide evidence of the types of businesses that are compatible with a dwelling and the land area and floorspace required for the business operations.

### **Conclusion**

This assessment demonstrates that by allowing an employment-residential composite zone in the Butler-Ridgewood LSP, the outcomes would be:

- The land would retain all the employment uses under the Service Industry Zone as per the Butler Ridgewood Local Structure Plan.
- The land would be more attractive to the buyer market including:

- Home-based businesses already located in the area that need additional land area for their business operations (i.e. including non-complying home-based businesses).
- Businesses not currently located in the area, but that would relocate given the relative benefit of the location and the ability to purchase a single land parcel for both a dwelling and a business operation.
- Employment would be generated sooner given the attractiveness of the lots.
- No net reduction in total employment as the types of businesses attracted to the area have higher employment densities (workers per floorspace) than if the area is developed for 'typical' service commercial uses (including warehouse/storage uses which have very low employment densities).

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## Introduction

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MacroPlan Dimasi in association with CLE was engaged by Satterley Property Group to consider an innovative solution to the lack of demand for 'traditional' service commercial lots in the Brighton Estate. This assessment proposes employment-residential composite uses as a potential solution, establishes the demand for such uses, identifies case studies where similar developments have occurred, and demonstrates a lack of demand for the 'traditional' service commercial lots at the subject site.

### Scope

The following outlines the scope/methodology for this assessment.

#### **A: Assess employment growth in the north-west urban corridor**

1. Reviewed planning context
  - a. Reviewed relevant planning documents
2. Reviewed regional and local employment context
  - a. Employment self-sufficiency targets for the North-west sub-region (Directions 2031, Perth @3.5Million).
  - b. Census evidence on employment self-sufficiency by industry division (2006, 2011 and 2016).
  - c. Profile employment by industry by Statistical Area 2 within the corridor. This included the number of businesses in each industry by the number of workers they employ. It also provided benchmarks of the expected number of workers by industry that would be employed within the proposed development.
  - d. Projections of future employment by industry (no. of workers and % growth rates) – based on the employed residents living in the corridor. This drew on data from the ABS and Department of Jobs and Small Business).
  - e. Trend projections of employment by industry (no. of workers and % growth rates) – based on the businesses located within the corridor.

This incorporated data from the Australian Business Register and the Australian Taxation Office.

### **B: Profile relevant case study areas across Australia**

1. Identified three similar areas across Australia with the following criteria:
  - a. Comparable areas that allow/encourage or require employment-residential composite uses.
  - b. Areas developed within the last 10 to 20 years (so that there is an evidence base of the development rates and jobs outcomes).
  - c. Locations for which the planning framework is similar or where there is a planning precedent. This favoured developments in Western Australia and particularly within Greater Perth.
2. Utilising the case study evidence, candidate businesses were identified that are likely and suitable to locate within the proposed 'employment composite zone' in Brighton:
  - a. Compatibility of businesses to the proposed development (lot size requirements by business type, access to transport, etc).
  - b. For each of the case study areas (plus additional areas if required), list of all the businesses by industry in those locations was created. This drew on various data sources including Google Places, Sensis and TruLocal data.
  - c. From the above evidence, a list of ideal candidate businesses that could locate within Brighton at the subject site was developed.
  - d. The demand for each of those business types in this location was quantified to determine the likely take-up rates (sales) for this location and therefore the timing of jobs developed in the area.

### **C: Analysis of benefits and job numbers over time**

1. The employment benefits of this proposal were summarised including:
  - a. Total quantum of employment that could be generated at the subject site.
  - b. The lack of demand for the service commercial area as it is currently zoned/proposed was highlighted and meant that jobs will not be created in that location in the short to medium term.

- c. The benefit of this proposal in terms of likely number of jobs by year over the next 10 years (compared to the base case of service industry zoning) was quantified.
2. Identified other relevant benefits:
    - a. Crime in industrial areas has high financial and economic costs. This would be significantly reduced by having a dwelling on site. MacroPlan summarised the evidence and research in this area, particularly in the WA context.
    - b. Potential transport benefits by having the subject site provide an affordable location for construction workers and 'tradies' that will travel north from Brighton to service the growth front.

## Study area

The subject site sits within the Butler–Merriwa–Ridgewood Statistical Area Level 2 as defined by the Australian Bureau of Statistics, this is located in the City of Wanneroo, part of the wider north-west sub-region as defined by the Department of Planning, Lands and Heritage. Also within the sub-region is the City of Joondalup.

The study area covered in this assessment is the north-east sub-region planning region as defined by the Department of Planning, Lands and Heritage. The analysis generally covers the entire sub-region and, in some sections, breaking the data down to the two local government areas within the sub-region or the Statistical Area Level 2.

## Subject site

The subject site is located within the Brighton Estate, Butler. The 3.5 ha site is currently zoned service industrial and includes 19 lots of an average 1,834 m<sup>2</sup> in size. The table below outlines the lot details under the proposed zoning. Note that under the current zoning employment land would equal the total area for each lot.

**Table 2.** Proposed lot details for employment composite zone

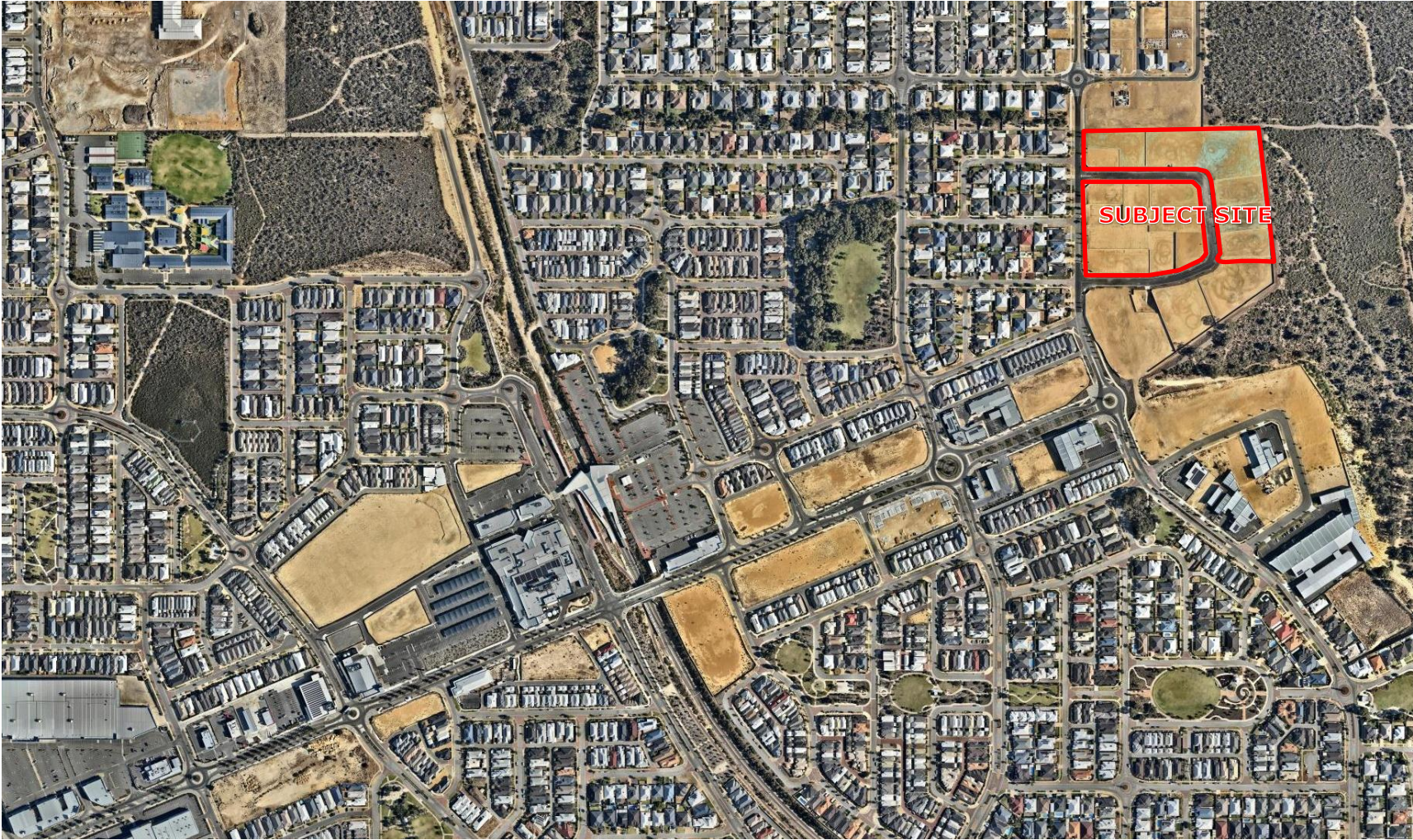
Lot number	Dwelling envelope	Employment land	Total area
3117	780 m <sup>2</sup> (28.7%)	1,940 m <sup>2</sup> (71.3%)	2,720 m <sup>2</sup>
3118	972 m <sup>2</sup> (57.2%)	726 m <sup>2</sup> (42.8%)	1,698 m <sup>2</sup>
3119	540 m <sup>2</sup> (49.6%)	549 m <sup>2</sup> (50.4%)	1,089 m <sup>2</sup>
3133	775 m <sup>2</sup> (41.6%)	1,087 m <sup>2</sup> (58.4%)	1,862 m <sup>2</sup>
3132	805 m <sup>2</sup> (50.9%)	778 m <sup>2</sup> (49.1%)	1,583 m <sup>2</sup>
3131	776 m <sup>2</sup> (35.3%)	1,423 m <sup>2</sup> (64.7%)	2,199 m <sup>2</sup>
3130	948 m <sup>2</sup> (45.9%)	1,119 m <sup>2</sup> (54.1%)	2,067 m <sup>2</sup>
3120	870 m <sup>2</sup> (45.2%)	1,055 m <sup>2</sup> (54.8%)	1,925 m <sup>2</sup>
3116	537 m <sup>2</sup> (39.1%)	837 m <sup>2</sup> (60.9%)	1,374 m <sup>2</sup>
3115	669 m <sup>2</sup> (49.3%)	688 m <sup>2</sup> (50.7%)	1,357 m <sup>2</sup>
3113	476 m <sup>2</sup> (42.0%)	657 m <sup>2</sup> (58.0%)	1,133 m <sup>2</sup>
3114	589 m <sup>2</sup> (54.1%)	500 m <sup>2</sup> (45.9%)	1,089 m <sup>2</sup>
3135	870 m <sup>2</sup> (49.4%)	890 m <sup>2</sup> (50.6%)	1,760 m <sup>2</sup>
3136	839 m <sup>2</sup> (48.6%)	888 m <sup>2</sup> (51.4%)	1,727 m <sup>2</sup>
3137	870 m <sup>2</sup> (49.6%)	885 m <sup>2</sup> (50.4%)	1,755 m <sup>2</sup>
3138	1,671 m <sup>2</sup> (78.2%)	465 m <sup>2</sup> (21.8%)	2,136 m <sup>2</sup>
3139	870 m <sup>2</sup> (35.5%)	1,580 m <sup>2</sup> (64.5%)	2,450 m <sup>2</sup>
3140	870 m <sup>2</sup> (35.5%)	1,580 m <sup>2</sup> (64.5%)	2,450 m <sup>2</sup>
3141	809 m <sup>2</sup> (32.7%)	1,662 m <sup>2</sup> (67.3%)	2,471 m <sup>2</sup>
<b>Total</b>	<b>15,536 m<sup>2</sup> (44.6%)</b>	<b>19,309 m<sup>2</sup> (55.4%)</b>	<b>34,845 m<sup>2</sup></b>

Source: CLE Town Planning and Design

This assessment proposes the LSP be amended to allow dwellings to be constructed on the lots in order to appeal to small business owners that would find value in co-locating their residence together with their business such as tradies, online retailers, artists etc.

The following figure illustrates the local context of the subject site and the vacant lots, primarily being employment land uses.

**Figure 1.** Local context, as at December 2018



Source: Nearmap (as at 22 Dec 2018)



## Section 1: Regional employment context

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### 1.1 Employment self-sufficiency targets

Directions 2031 sets out the target employment self-sufficiency for the north-west sub-region as increasing from 41.0 per cent in 2008 to a minimum of 60.0 per cent by 2031 in order to moderate the negative impact of a relatively weak local employment base placing increasing pressure on transport infrastructure and making the growing population vulnerable to increases in travel time and associated costs.

The development of the subject site as an employment composite zone will deliver better employment outcomes over the short to medium term than under the current service commercial zoning.

Furthermore, the redevelopment of the site as an employment composite zone is in-line with the strategic direction and priorities outlined in the sub-regional planning framework which states that local government has an important role in facilitating economic development through the preparation of local economic strategies that:

*"Create employment opportunities which utilise local labour force skills to increase employment self-sufficiency"*

WAPC – Sub-regional Planning Framework 2018 (p. 26)

### 1.2 Employment self-sufficiency

The following table outlines the number of jobs, the size of the local workforce and the employment self-sufficiency of the Joondalup and Wanneroo councils as well as the whole north-west sub-region in 2011 and 2016.

**Table 3.** Employment self-sufficiency, 2011 and 2016

	Jobs		Workforce		Self-sufficiency		Change
	2011	2016	2011	2016	2011	2016	2011 - 2016
Joondalup (C)	38,574	46,059	83,011	78,980	46.5%	58.3%	11.8%
Wanneroo (C)	31,824	44,002	73,387	89,101	43.4%	49.4%	6.0%
North-west sub-region	70,398	90,061	156,398	168,081	45.0%	53.6%	8.6%

Source: ABS Census 2011, 2016, MacroPlan Dimasi

Across the corridor employment self-sufficiency has been growing, with Joondalup increasing self-sufficiency by 11.8 per cent over the period, while Wanneroo increased by 6.0 per cent.

Despite these increases the north-west sub-region is not yet meeting the Directions 2031 target of 60.0 per cent self-sufficiency. A lack of demand for 'traditional' service industry land and as such would mean that under the current Service Industry zoning controls, the subject site would not achieve its employment potential in the short to medium term, and therefore reduce the corridor's ability to achieve the target set out in Directions 2031.

### **Working from home**

Analysis of employment by method of travel to work data from the Australian Bureau of Statistics, Census 2016 indicates a significant proportion of residents in the Wanneroo council that worked from home were in the professional, scientific and technical services industry (551 employees or 21.0 per cent of residents that worked from home), followed by the construction (357 employees or 13.6 per cent) and other services industries (325 employees or 12.4 per cent).

The table following outlines the number and proportion of residents working from home.

**Table 4.** City of Wanneroo, number and proportion of residents working from home by industry, 2016

Industry	Residents working from home	Proportion
Professional, Scientific and Technical Services	551	21.0%
Construction	357	13.6%
Other Services	325	12.4%
Health Care and Social Assistance	212	8.1%
Financial and Insurance Services	166	6.3%
Administrative and Support Services	137	5.2%
Inadequately described	133	5.1%
Rental, Hiring and Real Estate Services	120	4.6%
Manufacturing	92	3.5%
Education and Training	87	3.3%
Transport, Postal and Warehousing	60	2.3%
Retail Trade	57	2.2%
Agriculture, Forestry and Fishing	55	2.1%
Wholesale Trade	46	1.7%
Not applicable	38	1.4%
Arts and Recreation Services	37	1.4%
Mining	36	1.4%
Information Media and Telecommunications	33	1.3%
Electricity, Gas, Water and Waste Services	33	1.3%
Public Administration and Safety	26	1.0%
Accommodation and Food Services	19	0.7%
Not stated	9	0.3%
<b>Total</b>	<b>2,629</b>	

Source: ABS Census 2016, MacroPlan Dimasi

MacroPlan considers these workers are potential users of the proposed employment composite zone. A proportion of these workers are sole trader business owners and require some type of storage/workshop space for their business activities, this is particularly likely for the 357 construction workers in the council area.

### 1.3 Employed residents outlook

The following table and figure outline the employment growth over the last five years and projections produced by the Department of Jobs and Small Business to 2023 within Perth – North West labour force region (Wanneroo, Joondalup and Stirling local government areas). Note that these figures refer to the jobs that Perth – North West residents are employed in and not necessarily jobs located in the corridor.

**Table 5.** Perth North West labour force region historical employment growth, 2013 - 2018

Industry	Nov 2013	Nov 2018	2013 – 2018 Avg. annual (#)	2013 – 2018 Avg. annual (%)
Agriculture, Forestry and Fishing	1,300	2,300	200	12.1%
Information Media and Telecommunications	4,400	5,800	280	5.7%
Health Care and Social Assistance	32,800	42,300	1,900	5.2%
Arts and Recreation Services	5,300	6,400	220	3.8%
Administrative and Support Services	9,700	11,500	360	3.5%
Other Services	12,600	13,900	260	2.0%
Transport, Postal and Warehousing	11,300	12,200	180	1.5%
Education and Training	22,700	23,800	220	1.0%
Mining	21,400	22,000	120	0.6%
Manufacturing	17,100	17,000	-20	-0.1%
Wholesale Trade	7,800	7,400	-80	-1.0%
Professional, Scientific and Technical Services	26,000	23,200	-560	-2.3%
Public Administration and Safety	19,100	17,000	-420	-2.3%
Retail Trade	31,600	27,900	-740	-2.5%
Electricity, Gas, Water and Waste Services	4,600	4,000	-120	-2.8%
Accommodation and Food Services	17,300	15,000	-460	-2.8%
Rental, Hiring and Real Estate Services	5,200	4,500	-140	-2.9%
Construction	38,400	31,800	-1,320	-3.7%
Financial and Insurance Services	11,200	7,800	-680	-7.0%
<b>Total (All Industries)</b>	<b>299,800</b>	<b>295,800</b>	<b>-800</b>	<b>-0.3%</b>

Source: Department of Jobs and Small Business – Regional Employment Projections, Employment by Industry Time Series

Over the last five years employment has been driven by the health care and social assistance industry at an average 1,900 jobs or 5.2 per cent per annum, followed by the administrative and support services industry at 360 jobs or 3.5 per cent per annum. The fastest growing industry was the agriculture, forestry and fishing industry which grew at 12.1 per cent per annum over the period, followed by the information, media and telecommunications industry at 5.7 per cent (note that

the information, media and telecommunications industry includes e-commerce businesses).

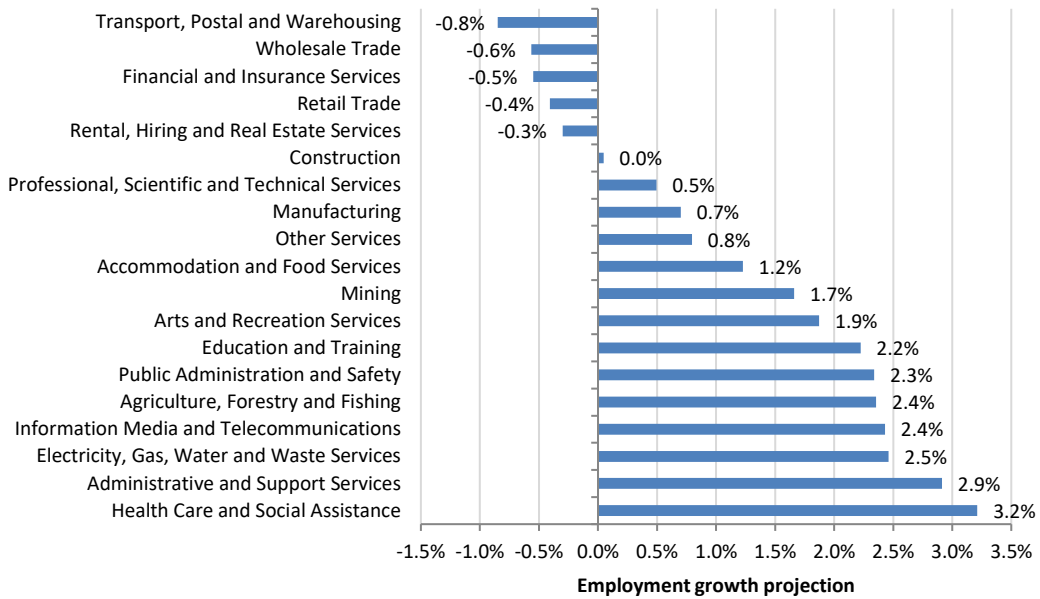
The financial and insurance services industry saw a significant decline in employment over the period at 680 jobs or 7.0 per cent per annum, followed by the construction industry at 3.7 per cent or 1,320 jobs per annum, which represents a significant proportion of total employment. Overall employment fell by 0.3 per cent per annum over the period, from 299,800 to 295,800 workers.

The Department of Jobs and Small Business employment projections for the Perth - North West SA4 (which includes the City of Stirling) expects moderate growth over the five year period to 2023, at an average annual 1.2 per cent. The largest industry in the region, health care and social assistance, will drive growth at 3.2 per cent per annum over the period, followed by administrative and support services (2.9 per cent), electricity, gas, water and waste services (2.5 per cent) and information media and telecommunications (2.4 per cent) industries.

The transport, postal and warehousing industry is expected to see a decline in employment of 0.8 per cent per annum, followed by wholesale trade at 0.6 per cent. The construction industry is expected to return to growth at an average annual 0.2 per cent over the period.

The continued substantial growth expected for the information media and telecommunications industry (2.4 per cent per annum) reflects the growing popularity of e-commerce businesses. These businesses are likely to find the proposed employment composite zone an attractive model (financially) for running their businesses, which generally requires storage for inventory.

**Figure 2.** Employment projections, Perth – North West labour force region, 2018 – 2023



Source: Department of Jobs and Small Business – Regional Employment Projections

## 1.4 Business and jobs outlook

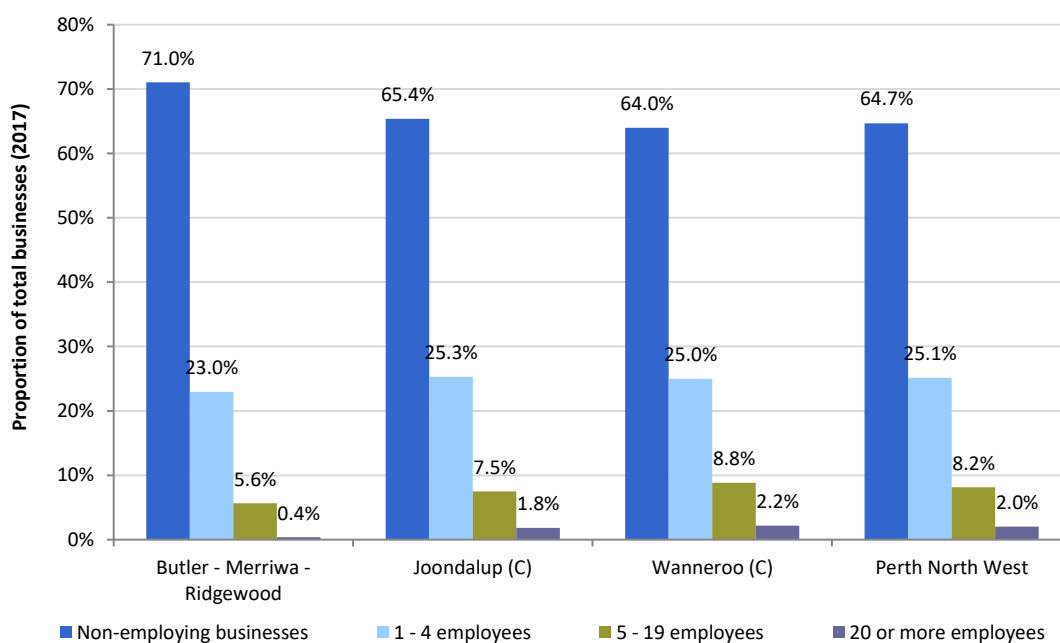
The Australian Bureau of Statistics defines a small business as a business that employs fewer than 20 people.

The figure below illustrates the proportion of businesses by size in the local area and localities as well as the wider corridor.

The Butler–Merriwa–Ridgewood area is dominated by small businesses; these represent 99.6 per cent of all businesses. The Joondalup and Wanneroo localities follow a similar trend with 98.2 and 97.8 per cent of all businesses having less than 20 employees.

Note that a high proportion of businesses do not have any employees - these are sole-traders. MacroPlan considers demand for the proposed employment composite zone will be driven by this large market segment.

**Figure 3.** Proportion of businesses by size, 2017



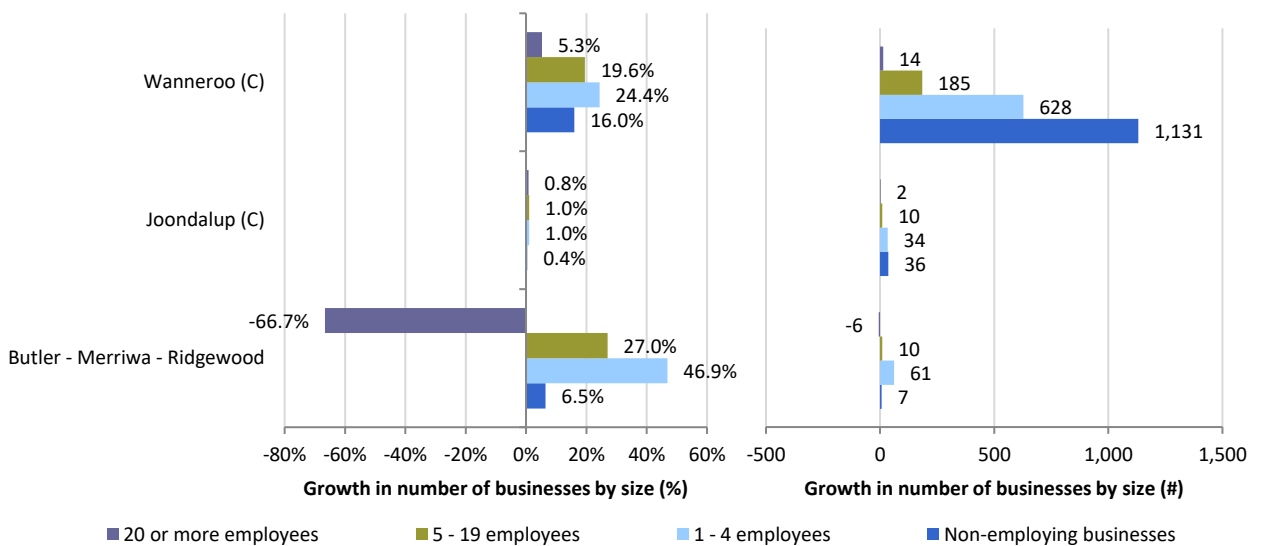
Source: Australian Business Register, Australia Tax Office

The figure below illustrates the growth in the number of businesses by the size of the business over the last five years.

Growth in sole traders (non-employing businesses) at 1,131 was by far the largest contributor in the locality of Wanneroo, and to a much lesser extent Joondalup as well.

Businesses with 1 – 4 employees added 628 businesses in Wanneroo, 34 in Joondalup and 61 in the Butler–Merriwa–Ridgewood area.

**Figure 4.** Growth in the number of businesses by size, 2011 – 2017



Source: Australian Business Register, Australia Tax Office

There is a clear trend towards businesses with less than 20 employees, with substantial growth in the Butler–Merriwa–Ridgewood area (albeit from a small base) in the number of businesses with 1 – 19 employees.

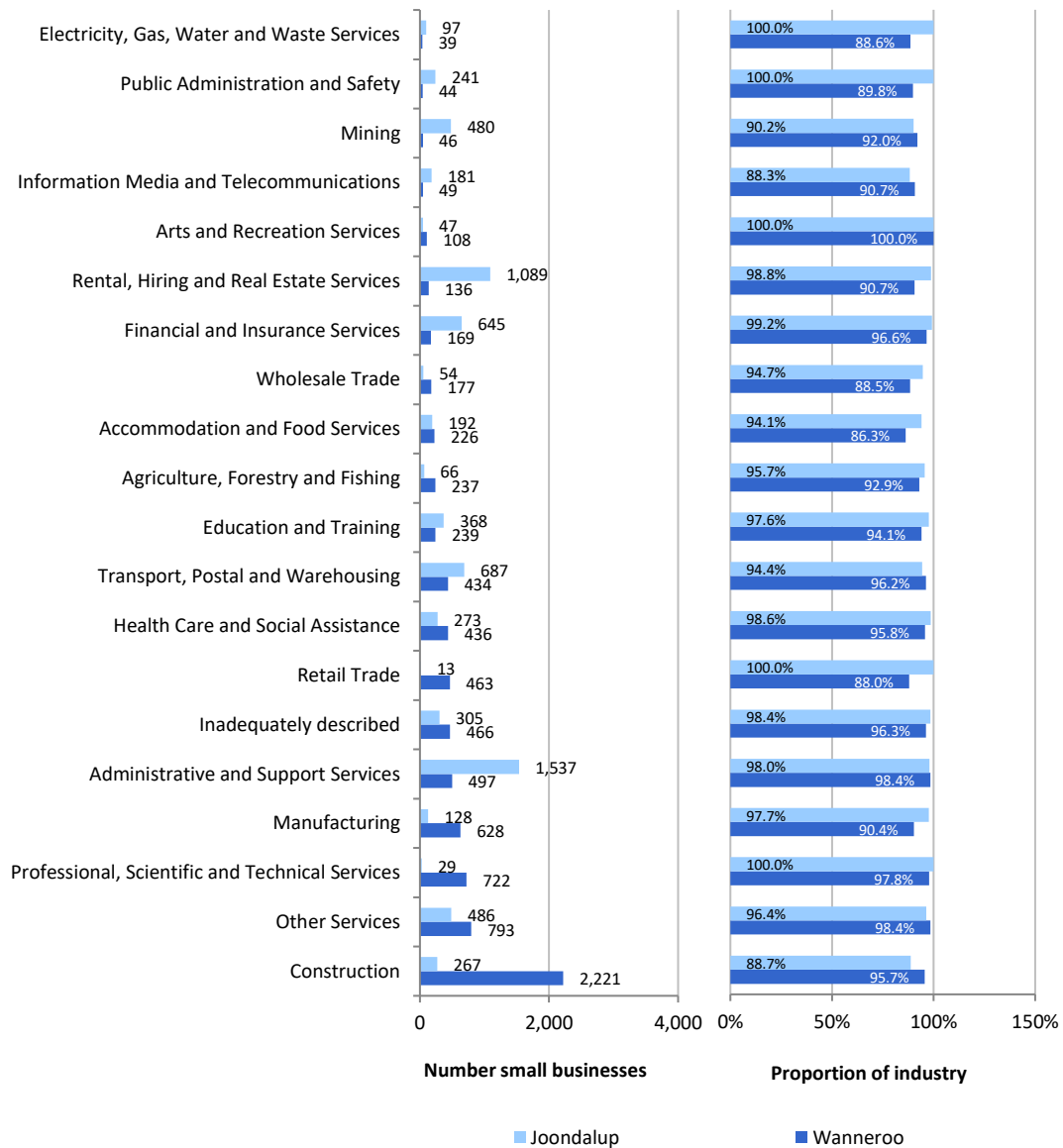
This suggests strong demand for employment composite zones such as the proposed Brighton Service Commercial development, which will provide these businesses with a residence and space for business operations.

The following figure examines the number of businesses by size by industry in Wanneroo (C) and Joondalup (C). This provides insight into the industries that are



more likely to have small businesses and the size of those markets relative to the industry.

**Figure 5.** Wanneroo (C), number of small businesses by industry and proportion of those businesses of the total industry, 2016



Source: Australian Business Register, Australia Tax Office

In Wanneroo the construction industry is by far the largest industry with small businesses at 2,221. This represents 95.7 per cent of all construction businesses in Wanneroo (C). These businesses may find the proposed employment composite

zone an ideal location for their businesses, allowing them a workshop and or storage space for equipment and vehicles.

The next largest industries are the other services (793 businesses, 98.4 per cent of the industry) and professional, scientific and technical services (722 businesses, 97.8 per cent of the industry) industries, which include businesses such as accountants, graphics design and security services. These businesses while unsuitable to 'traditional' service commercial land would be well suited to the proposed employment composite land proposed at the subject site.

Other industries of note are the arts and recreational services (108 businesses, 100.0 per cent of the industry) and manufacturing (628 businesses, 90.4 per cent of the industry).

In Joondalup (C) the administrative and support services industry has the largest number of small businesses at 1,537, this represents 97.7 per cent of all businesses in the industry. There is also a large rental, hiring and real estate industry in Joondalup (C), the proposed amendment to allow dwellings would provide an attractive format for these businesses to locate as a residence would provide security for businesses that have a large amount of equipment or vehicles on site. At the same time, it will not limit any of the employment uses currently permitted under the Service Industry zone (as per the per the Butler Ridgewood Local Structure Plan).

## Section 2: Local employment context

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### 2.1 Employment by industry

The following table outlines the jobs by industry located within the Butler–Merriwa–Ridgewood SA2 in 2016.

**Table 6.** Butler–Merriwa–Ridgewood jobs by industry, 2016

Industry	Jobs	Proportion of all jobs
Education and Training	923	31.4%
Retail Trade	431	14.6%
Health Care and Social Assistance	376	12.8%
Accommodation and Food Services	316	10.7%
Construction	227	7.7%
Other Services	114	3.9%
Professional, Scientific and Technical Services	94	3.2%
Public Administration and Safety	90	3.1%
Administrative and Support Services	72	2.4%
Inadequately described	63	2.1%
Transport, Postal and Warehousing	57	1.9%
Manufacturing	53	1.8%
Rental, Hiring and Real Estate Services	31	1.1%
Not stated	30	1.0%
Financial and Insurance Services	19	0.6%
Wholesale Trade	13	0.4%
Arts and Recreation Services	10	0.3%
Agriculture, Forestry and Fishing	8	0.3%
Electricity, Gas, Water and Waste Services	6	0.2%
Information Media and Telecommunications	6	0.2%
Mining	4	0.1%
<b>Total</b>	<b>2,943</b>	

Source: Australian Bureau of Statistics – Census of Population and Housing 2016

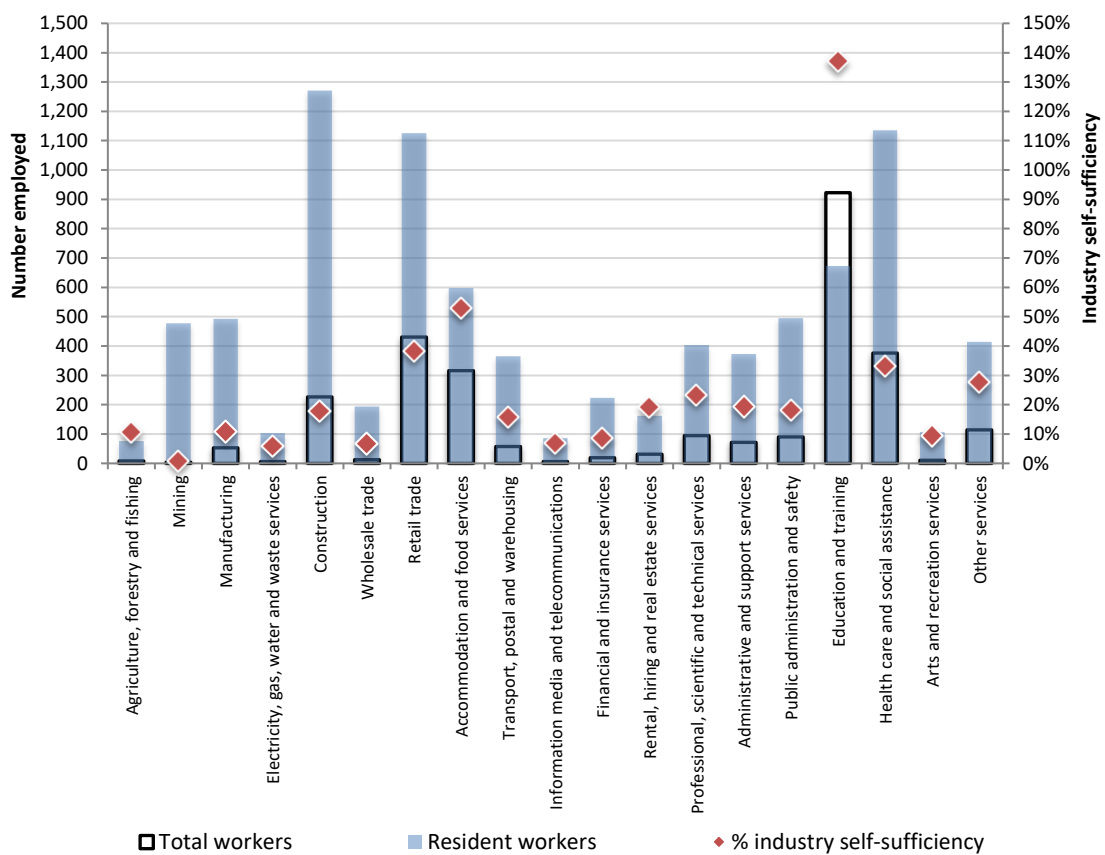
Looking at the local area in more detail, employment is largely driven by population-based jobs such as education and training (923 jobs), accommodation and food services (316 jobs) and retail trade (431 jobs).

## 2.2 Employment self-sufficiency

The Butler–Merriwa–Ridgewood SA2 has a workforce of 9,714 people and 2,943 jobs, this indicates an employment self-sufficiency of 30.3 per cent in 2016. This is significant given the area only has a district centre which does not support high skill employment such as legal firms, finance companies etc.

The following figure breaks down employment self-sufficiency by industry.

**Figure 6.** Butler – Merriwa – Ridgewood, employment self-sufficiency by industry, 2016



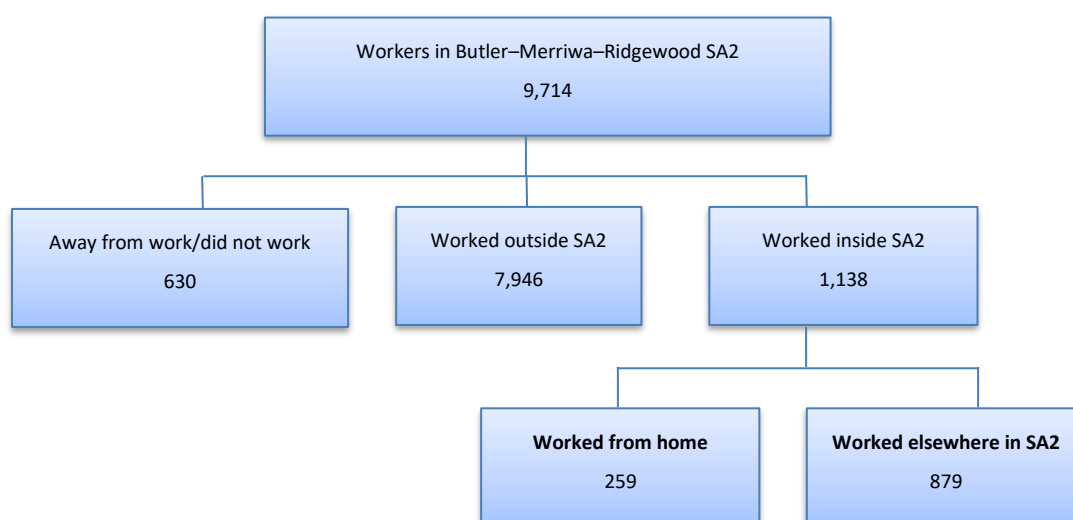
Source: ABS Census 2016, MacroPlan Dimasi

Industries with high self-sufficiencies include education and training (137.1 per cent), accommodation and food services (52.8 per cent) and retail trade (38.8 per cent).

## 2.3 Employment self-containment

The following figure illustrates where Butler–Merriwa–Ridgewood residents worked the week before August 9<sup>th</sup> 2016. Of the 9,714 workers in the area 1,138 worked within the SA2, while 7,946 worked outside the SA2 and 630 were away from work/did not work (leave/strike/not rostered on that week etc.). There were 259 people working from home, and 879 working elsewhere within the SA2. This translates to a self-containment ratio of 11.7 per cent.

**Figure 1.** Butler–Merriwa–Ridgewood SA2, where residents worked, 2016

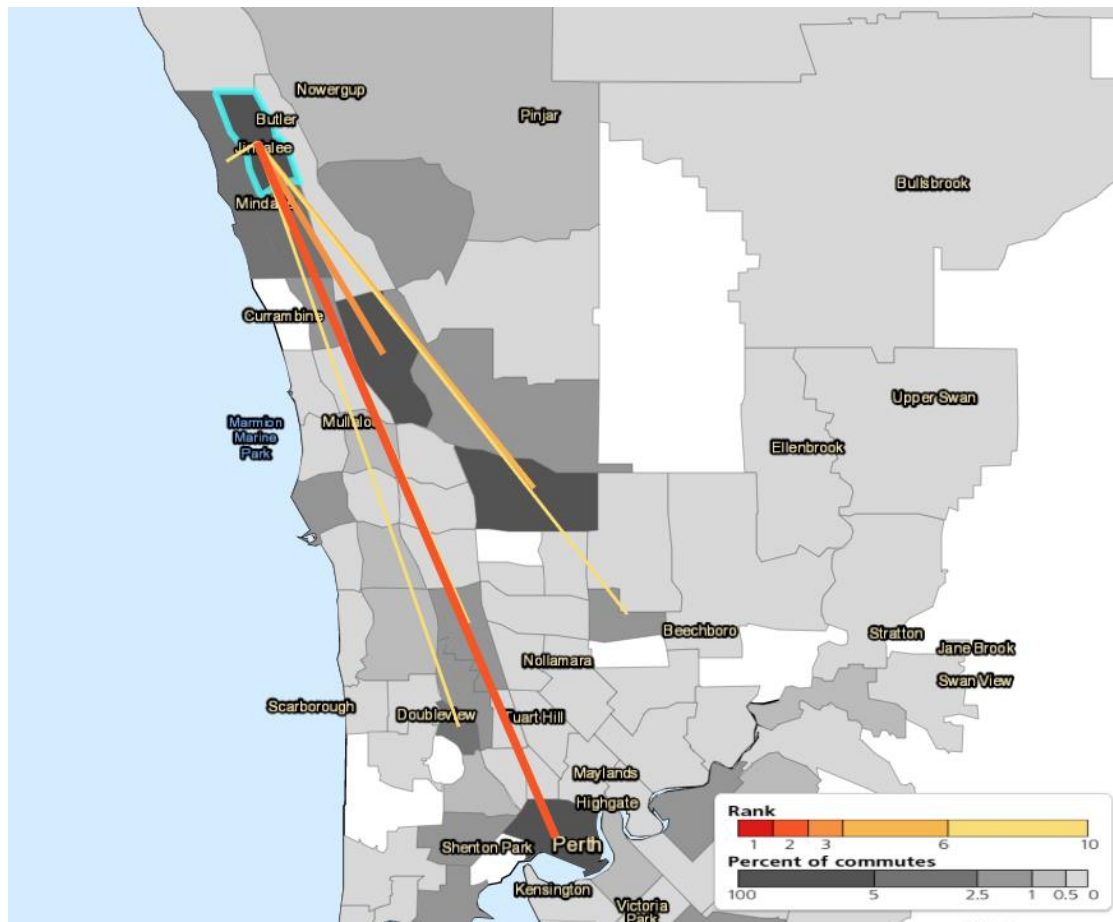


Source: ABS Census 2016

The following figure illustrates the place of work for working residents that commuted out of the Butler–Merriwa–Ridgewood SA2 in 2016. This indicates that the Perth CBD (1,006) and the Joondalup Strategic Metropolitan Centre (948 commuters) were the number one and two destinations respectively, although the number of commuters to each destination was similar. This is to be expected as those locations have a wider range of employment opportunities.

The third-ranking destination was the Wangara industrial area (the Madeley–Darch–Lansdale SA2) with 552 commuters in 2016. This demonstrates the importance of industrial areas to provide employment.

**Figure 2.** Butler–Merriwa–Ridgewood residents commuting patterns, 2016



Source: ABS Census 2016

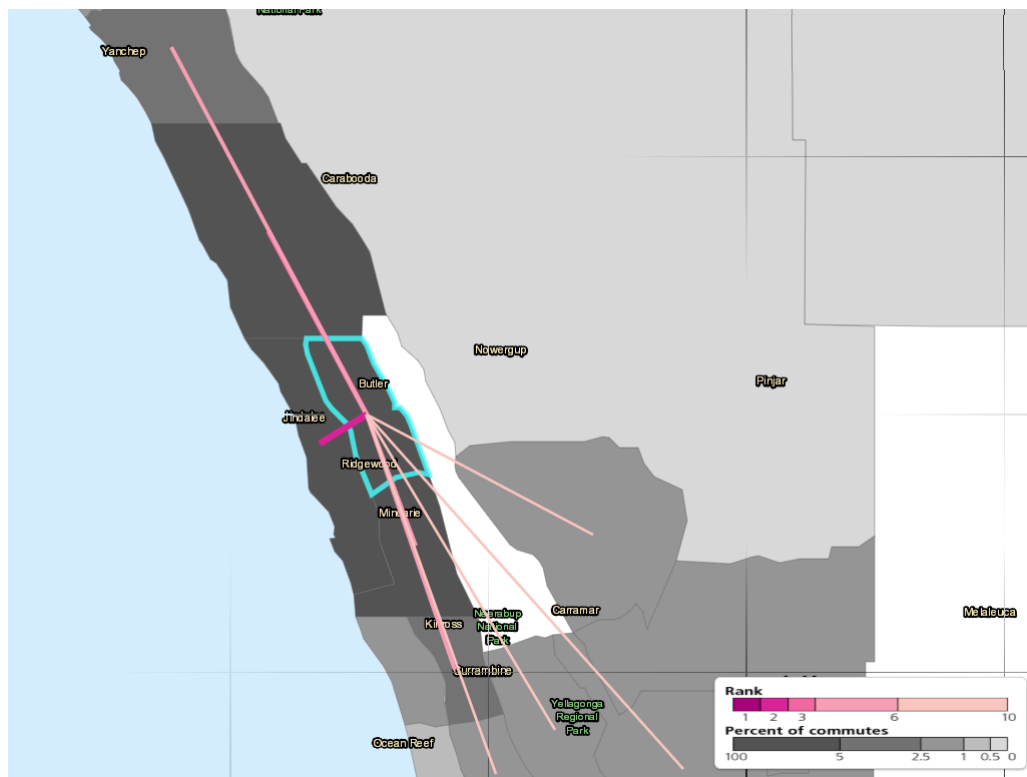
### Workers with jobs within the area

The other perspective on employment is to consider the 2,943 people that worked within the Butler–Merriwa–Ridgewood SA2 in 2016 and from where they commuted. The following figure shows that most of the people working within the subject area, lived in neighbouring suburbs.

The greatest number of workers came from the same local area with 1,223 people both living and working within the Butler–Merriwa–Ridgewood SA2. The second-highest source of workers was from the Mindarie-Quinns Rocks-Jindalee SA2 (388 people). People commuting from Alkimos-Eglinton (167 workers), Merriwa-Ridgewood (149 workers) and Yanchep (117 workers) all provided a significant number of workers to the Butler–Merriwa–Ridgewood SA2.

Therefore, 2,044 people (69.5 per cent) of the 2,943 people working in the Butler–Merriwa–Ridgewood SA2 came from relatively nearby locations in 2016.

**Figure 3.** Origin of people that worked within the Butler–Merriwa–Ridgewood SA2, 2016



Source: ABS Census 2016

## 2.4 Businesses operating the area

The following table outlines the types of businesses located within the suburb of Butler, as at July 2019.

There are 228 businesses in total, the key types of businesses are electricians, cleaning, plumbing, gardeners and construction services these businesses are highly likely to find the proposed employment composite zone attractive given the need for vehicle, materials/inventory storage and or workshop.

**Table 7.** Businesses by type – Butler (suburb), 2019

Type of business	Businesses
Beauty salons	10
Electricians	8
Cleaning	8
Plumbing	7
Child care & day care	7
Home decor retailers	6
Handyman	6
Takeaways	5
Building construction	5
Driving schools	5
Schools	5
Concrete & cement	5
Real Estate agents	4
Construction services	4
Bookkeeping	4
Gardeners	4
Flooring	4
Accountants	4
Party and event planning	3

Source: Sensis, TrueLocal, MacroPlan Dimasi

As demonstrated in Section 2.4 Businesses and jobs outlook, a significant proportion of businesses in the area (71.0 per cent) are sole traders, the employment composite zone will allow these businesses to expand and add additional employment to the local area that would otherwise not be financially viable on purely service commercial land, further demonstrating the demand for an employment composite zone at the subject site.



## 2.5 Existing employment ins Butler Buisness Park South

The following table presents the employment within in the Butler Business Park South as at June 2019.

**Table 8.** Occupied land/tenancies in Brighton Business Park South – June 2019

Business name	Full-time employees	Casual employees
National Storage	1	
Powerhouse Batteries	1	
Raw Fit	1	
Yoga Tree	2	
Da Beat dance studio	2	2
Seaside Exercise Physiology	1	
Peak 1 Boxing	1	1
Carpet and Peak flooring	3	
Car Park for Stateswim	0	
Picture Framer	1	
Unique Wealth	3	
Butler Car Care	2	
Desire Dance Studio	3	8
Formwork and truck storage	0	
CrossFit	1	1
Muay Thai	2	
Zen Life Yoga	1	1
Trophy Shop	1	1
Man Cave	0	
Stateswim	1	30
<b>Total employees (headcount)</b>	<b>27</b>	<b>44</b>

Source: Satterley Property Group

Assuming that the casual employees work an average of 20 hours per week then the total employment as at June 2019 would be 49 workers (27 full-time + 50% x 44 casual). The Brighton Business Park South has a total of 32 tenancies constructed to date, of which 20 were occupied (as per **Table 8**) and 12 were vacant as at June 2019.

Therefore the average employment yield is approximately 2.5 FTE per occupied tenancy (49FTE ÷ 20 occupied tenancies). Once all 32 existing tenancies are occupied, the employment is therefore likely to increase to 80 (32 tenancies x 2.5 FTE per tenancy).

Of the total site area of 49,681 m<sup>2</sup> in the Brighton Business Park South, some 25,396 m<sup>2</sup> (51 per cent) remained vacant as at June 2019. When fully developed, the total employment across the site is therefore likely to be 160 FTEs, which is an average of 32 FTEs per hectare across the Brighton Business Park South.

## 2.6 Suitable business types in the subject area

The following table shows a sample the businesses that are: (1) already operating and located in the Butler area; and (2) that could locate within the subject site.

**Table 9.** Existing businesses currently operating in Butler/Jindalee that are suitable for the subject site

Sector/ Business type	Sector/ Business type
<b>Automotive</b>	<b>Health and fitness</b>
Airport Shuttles	Alternative Medicine
Car Dealers	Chiropractors
Car Rental	Dentists
Car Wash	Gyms & Fitness Centres
Freight Transportation	Martial Arts
Mechanic	Party Supplies
Motorcycle & Scooter Dealers	Personal Trainers
Vehicle Batteries	Podiatrists
Vehicle Body Work	Psychiatrists
Vehicle Spare Parts	Weight Loss Treatment
<b>Construction and home services</b>	<b>Other retail</b>
Air Conditioning & Heating Installation	Adult Novelties & Products Retail'
Bricklaying	Nurseries & Gardening Retailers
Building Construction	Pet Shops
Building Supplies	<b>Professional Services</b>
Carpenter	Accountants
Cleaning	Bookkeeping
Concrete & Cement	Building Designers
Construction Services	Business Consultancy
Earthmoving	Business Services
Electricians	Computer Services & Repair
Fencing Construction	Cooking Schools
Flooring	Dance Schools
Gardeners	Driving Schools
Glazier	Graphic Design
Handyman	IT Services
Home Pools & Spas	Music Schools
Insulation	Pet Care
Interior Design	Pet Groomers
Kitchen Renovation	Photographers
Landscaping	Printers
Outdoor Home Improvement	Professional Services
Painters	Science
Plasterers	Security Services
Plumbing	Signwriting
Removalists	Surveyors
Roofing	Telephone Services
Security & Safety System Installation	Tutoring
Shades & Blinds	Veterinarians
Tiling	Web Design
Tree surgeon	Wedding Supplies
<b>Manufacturing</b>	
Glass Manufacturers	
Metal Manufacturers	

Source: Sensis, TrueLocal, MacroPlan Dimasi 2019

The businesses listed in **Table 9** are not suitable for designated activity centres and therefore do not undermine the hierarchy or take activity or employment away from those activity areas. At present, many of the operations listed in **Table 9** are home-based, particularly in the construction and home services and professional services categories.

Note that employment data are not available for these businesses at the same level of detail.

## Section 3: Case studies

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MacroPlan has considered three quite different areas that have employment-residential composite uses on site to get a broad perspective on the type of businesses that can locate within such areas:

- Henley Brook, Western Australia
- Byron Bay, New South Wales
- Exmouth, Western Australia.

MacroPlan has examined 40 properties across these three areas to understand the types of businesses in these areas as well as the compatibility of these businesses (lot sizes, access to transport etc.) to operate at the subject site.

The following provides a short list of compatible businesses for the subject site.

- Auto parts store
- Dance studio
- Picture framers
- Custom T-shirt manufacturing/store
- Surfboard manufacturer
- Electrical, refrigeration, air conditioning
- Martial arts gym
- Stone supplier

Of the 40 employment-residential composite businesses examined, lot sizes for these properties varies from 1,000 m<sup>2</sup> to 2.0 ha, however the actual footprint of the dwellings and business operations range from 132 m<sup>2</sup> to 1,700 m<sup>2</sup>. This indicates that these types of businesses could be located at the subject site which has lots ranging from 1,000 m<sup>2</sup> to 2,000 m<sup>2</sup>.

**Table 10.** Home-based businesses in Henley Brook, Western Australia

Business name	Business type	Address	Lot size	Dwelling size	Dwelling details	Other details
Fix a Chip	Windscreen Repairs	704 Lord Street	5 acres		4 bed, 2 bath, 2 parking	Price estimate - \$825k
MIG Electrical Services	Electrician	658 Lord Street	5 acres		5 bed, 3 bath, 4 parking	Sold for \$1.4m Apr 2011
Swan Limestone	Stone supplier	742 Lord Street	2.5 acres		3 bed, 1 bath, 2 parking	Price estimate - 625k
Minicraft	Auto Repairs and Parts	12 Petrana Pl		Shed size: 1180sqm. Home size 578 sqm	5 bed, 2 bath, 2 parking	Price estimate - \$930k

Source: Sensis; TrueLocal; Google Places; MacroPlan Dimasi

**Table 11.** Home-based businesses in Byron Bay New South Wales

Business name	Business type	Address	Lot size	Dwelling size	Dwelling details	Other details
Surface Society	Tile Store	2/60 Centennial Circuit	-	141	1 bed, 1 bath, 1 parking	price estimate - \$570k
Cutaway Wear	Custom T-shirt store	1/102-104 Centennial Circuit	2020	143	2 bed, 1 bath, - parking	Built 2002. Est. value \$610k
Ghostwood Vintage Emporium	Vintage Clothing Store	6/71 Cenennial Circuit	-	-	-	-
The Surfboard Agency	Manufacturer	1/58 Centennial Circuit	1059	155	__ bed, 1 bath, - parking	estimated vale of \$590k
Dance Dynamics	Dance School	7/84-86 Centennial Circuit	-	-	1 bed, 1 bath, 2 parking	Sold for \$550k in June 2015
Polli Design Pty Ltd	Fashion Accessories	59 Centennial Circuit	-	-	1 bed, 1 bath	-
MyVet Byron Bay	Veterinarian	1/70 Centennial Circuit	2490	-	1 bed, 1 bath, 1 parking	Estimated value \$535k

Source: Sensis; TrueLocal; Google Places; MacroPlan Dimasi

**Table 12.** Home-based business in Exmouth, Western Australia

Business name	Business type	Address	Lot size	Dwelling size	Dwelling details	Other details
Repco Car Service and Exmouth Towing Service	Mechanic	6 Koolinda Way			3 bed, 1 bath, 1 parking	Price estimate - 470k
Gun Marine Services	Marina	33 Koolinda Way	5153		1 bed, 1 bath, 17 parking	
All Purpose Storage	Storage Solutions	Lot 1131 Koolinda Way				
Network Power Solutions Pty Ltd	Electrician & Electrical Contractors	Unit 1/1151 Koolinda Way				
-	Industrial warehouse	12 Koolinda Way	2100	400 (residence 100)	2 bed, 1 bath, 8 parking	Price estimate - \$605k
ERA contractors	Electrical, refrigeration, air conditioning	37 Koolinda Way	2500		3 beds, 1 bath	

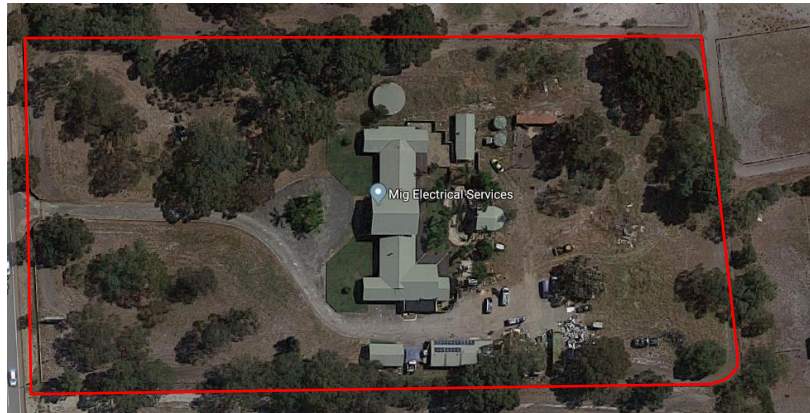
Source: Sensis; TrueLocal; Google Places; MacroPlan Dimasi

The following images illustrate the street scape and how the structures are placed on the lots for Henley Brook and Byron Bay.

**Figure 4.** Henley Brook, home-based businesses, as at January 2019

**Lot aerial**

Electrical services



**Street view**



Limestone supplier



Source: Google, MacroPlan Dimasi



**Figure 5.** Byron Bay, home-based businesses, as at January 2019

Martial arts gym



Wholesaler



Fashion retail



Source: Google, MacroPlan Dimasi

Engineering, computer repairs



### **Gingin local planning strategy**

The Shire of Gingin Local Planning Strategy identifies several development areas adjacent to the Gingin, Ledge Point and Lancelin town sites for development of a mixed business precinct. These precincts are intended for composite lots comprising of home-based business opportunities. The Strategy indicates the facilitation of the development of these areas are high priority actions.

## Section 4: Employment and other benefits

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### 4.1 Employment benefits

#### Total employment

The following table provides estimates of the total quantum of employment that could be generated at the subject site under the existing and proposed zoning for the subject site. The current service commercial zoning provides a significantly larger area of employment land at 3.5 ha compared to the proposed employment composite zone of 1.9 ha given the dwelling envelope on each lot.

However the employment composite zone will attract businesses/land uses that have a substantially higher employment density than a service commercial area. Hence the land to employment ratio for the employment composite zone is higher than that of the service commercial zone.

Generally service commercial land (already subdivided and accounted for road allowances) can be developed to yield a net lettable area of 50.0 per cent, which would deliver 17,423m<sup>2</sup> and 9,655m<sup>2</sup> for the service commercial and employment composite zones respectively.

If the subject side were to be developed for employment composite uses then the site would be developed for the PLUC categories: service industry and other retail, a service commercial zone would also include the storage/distribution PLUC category. (See Appendix 1 for detailed definitions of each PLUC category)

**Table 13.** Average floorspace (m<sup>2</sup>) per employee by type of activity centre, 2015-17

Floorspace to employment ratio	Employment composite zone	Service commercial zone
Other Retail	81	81
Service Industry	114	114
Storage/Distribution	NA	308
<b>Total</b>	<b>101</b>	<b>180</b>

Source: Western Australian Department of Planning, Lands and Heritage – Land Use and Employment Survey 2015-17

The floorspace to employment ratios in the previous table are derived from similar service commercial areas in Joondalup, Myaree and Osborne Park.

**Table 14.** Brighton Estate, employment potential

	Service commercial zoning	Employment composite zoning
Dwelling area (m <sup>2</sup> )	0	15,536
Employment land (m <sup>2</sup> )	34,845	19,309
Net lettable area (m <sup>2</sup> )	17,423	9,655
<b>Employment land difference</b>		<b>-44.6%</b>
<hr/>		
Floorspace to employment ratio (m <sup>2</sup> )	180	101
<b>Employment potential</b>	<b>97</b>	<b>96</b>
<b>Employment difference</b>		<b>-1.2%</b>

Source: Department of Planning, Lands and Heritage – Land Use and Employment Survey 2015-17, CLE Town Planning and Design, MacroPlan Dimasi

Applying this benchmark to the land area outlined in the preliminary site plan indicates under the existing zoning the site could generate around 97 jobs, while under the proposed zoning would generate 96 jobs, a net difference of one job.

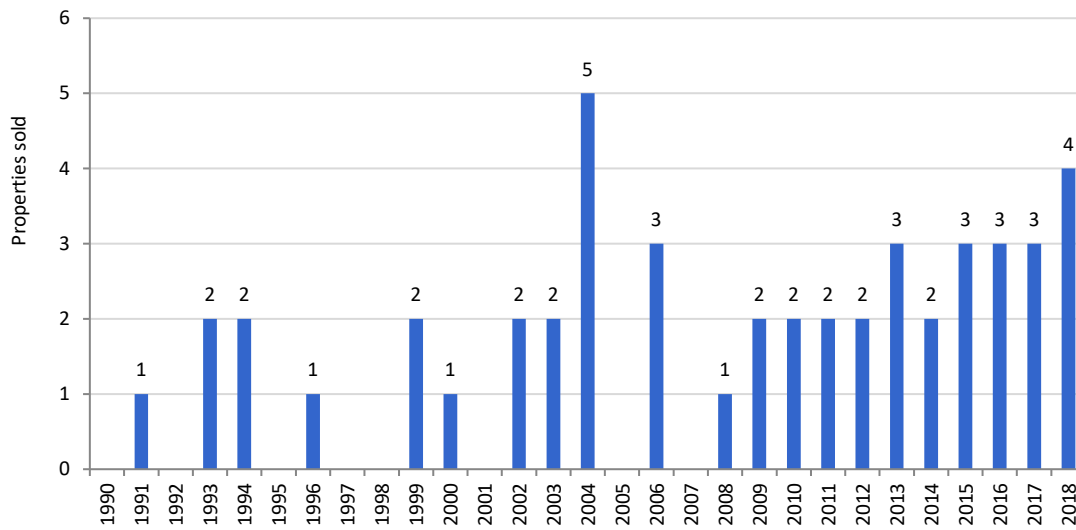
This indicates the difference of employment is just one jobs or 1.2 per cent, however given the current market's lack of demand for 'traditional' service commercial land and the positive indicators in demand for the proposed zoning, in the short to medium term the existing zoning will not deliver the full employment potential of the subject site. The following two sections will demonstrate the lack of demand for 'traditional' service commercial land and the benefit of changing the zoning to the proposed employment composite zone.

### **Lack of demand for service commercial land**

The following figure illustrates the number of business/commercial properties over 1,250m<sup>2</sup> in size, sold over the last 29 years in the suburbs of Butler, Yanchep, Ridgewood and Neerabup.

Over the period there were a total of 12 sales, with an average 2.3 sales per year. This suggests a lack of demand for these types of properties.

**Figure 6.** Butler, Yanchep, Ridgewood and Neerabup business/commercial properties with lots over 1,250m<sup>2</sup> sales history, 1990 - 2018

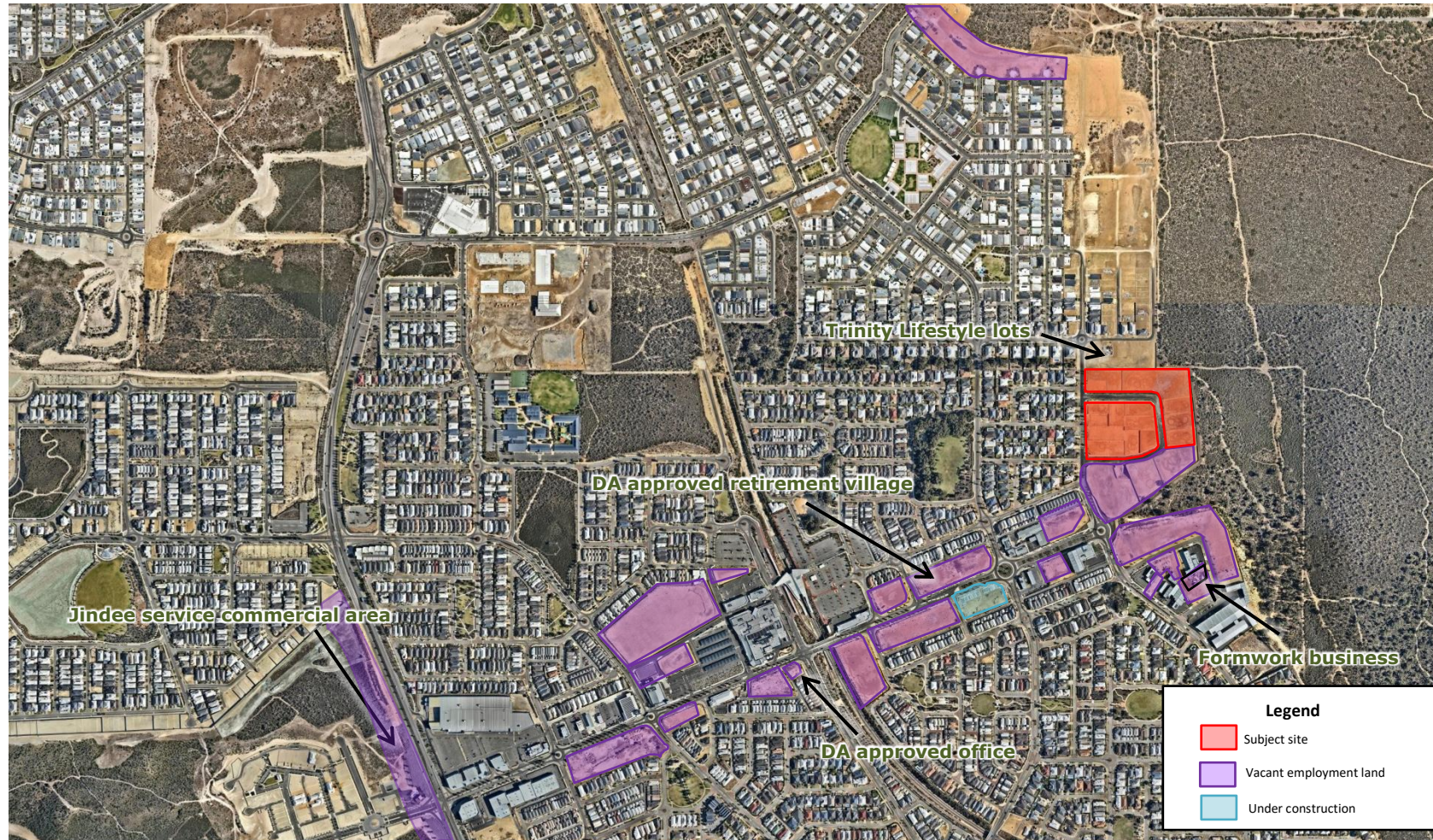


Source: CoreLogic RP Data, MacroPlan Dimasi

The lack of demand is further highlighted by the lack of interest in the subject site over the last 12 months, with only one lot sold and looking at the large number of vacant employment land in the local area.

The figure below illustrates the vacant employment land in Butler as at December 2018. There is clearly a large supply of service commercial land that has not been developed due to lack of demand. Development will occur gradually as the local population grows, however full development is unlikely to occur in the short to medium term. Furthermore the figure also illustrates there is a significant amount of employment land in the area and the reduction in overall employment land in a composite zone would have minimal impact on the overall employment outcomes within the City of Wanneroo.

**Figure 7.** Vacant employment land, as at December 2018



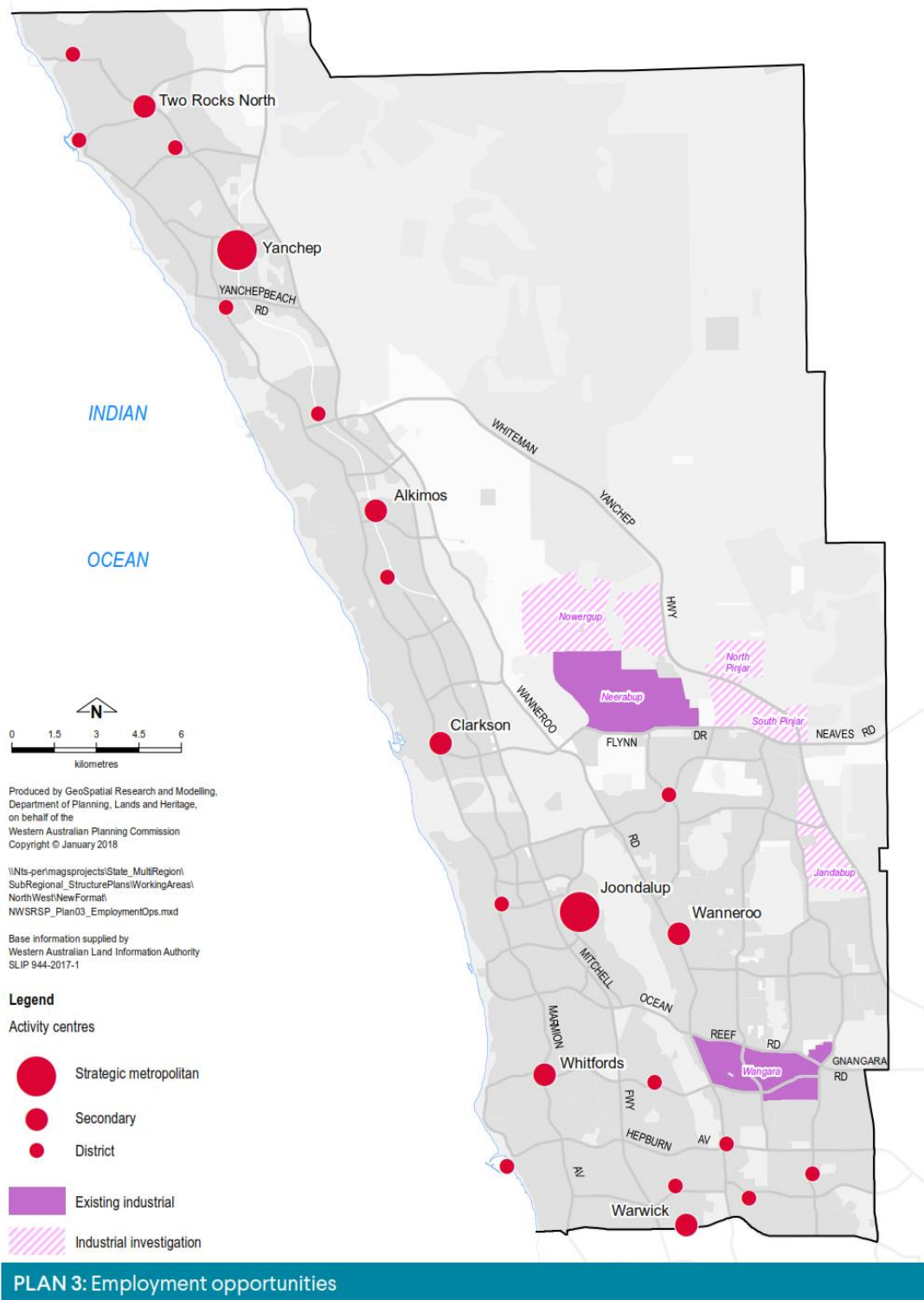
Source: Nearmap (as at 22 December 2018)

The Alkimos – Eglinton District Structure Plan indicates 57.6 ha of land has been allocated for service commercial development, while the Yanchep – Two Rocks District Structure Plan has allocated 112 ha. The subject site as a proportion of these areas is just 2.1 per cent.

In the wider North-west corridor, the Department of Planning, Lands and Heritage – Sub-regional Planning Framework 2018 has identified 2,220 ha of future industrial land supply in Nowergup (1,080 ha), Jandabup (450 ha), South Pinjar (390 ha) and North Pinjar (300 ha). These areas are in addition to land already zoned industrial under the metropolitan region scheme (1,040 ha, not including future service industrial/bulky goods uses within Urban areas such as Yanchep, Butler and Alkimos.). At 3.5 ha the subject site represents just 0.1 per cent of the supply available in the corridor.

The following figure illustrates the future industrial land supply areas identified in the Sub-regional Planning Framework.

**Figure 8.** North-west corridor existing and future industrial land supply



Source: Department of Planning, Lands and Heritage – Sub-regional Planning Framework 2018



### **Employment comparison**

Given the lack of demand for service commercial land as outlined above, the take up rate for service commercial lots at the subject site is expected to be around one lot per year over the next 10 years, in line with the historical take up rate to over the last 10 years.

Based on the strong demand indicated from the analysis of the local employment and businesses by industry supported by case studies, MacroPlan considers a take up rate for the subject site if developed as an employment composite zone of six lots per year over the next five years to be achievable.

As service commercial land the subject site could deliver one more job than as employment composite land, however these jobs would not be fully realised within the next 10 years, while as an employment composite zone the subject site could achieve potential employment by 2023.

The following table outlines the take up of employment land under the current and proposed zoning. To 2023, the employment composite zone could deliver 96 jobs, while a service commercial zone could deliver 20 jobs.

**Table 15.** Brighton Estate employment land take up, 2020 - 2031

	Unit	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total by 2031
<b>Base case (current service commercial zoning)</b>														
Industrial lots sold	Lots	1	1	1	1	1	1	1	1	1	1	1	1	12
Industrial land sales	m2	917	917	917	917	917	917	917	917	917	917	917	917	11,004
Employment benchmark	m2/job	180	180	180	180	180	180	180	180	180	180	180	180	
<b>Employment generated per annum</b>	<b>Jobs</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>61</b>
<b>Employment generated cumulative</b>	<b>Jobs</b>	<b>5</b>	<b>10</b>	<b>15</b>	<b>20</b>	<b>25</b>	<b>31</b>	<b>36</b>	<b>41</b>	<b>46</b>	<b>51</b>	<b>56</b>	<b>61</b>	
<b>Proposed employment composite zoning</b>														
Industrial lots sold	Lots	6	6	6	1	na	na	na	na	na	na	na	na	19
Industrial land sales	m2	3,049	3,049	3,049	508	0	0	0	0	0	0	0	0	9,655
Employment benchmark	m2/job	101	101	101	101	101	101	101	101	101	101	101	101	
<b>Employment generated per annum</b>	<b>Jobs</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>96</b>
<b>Employment generated cumulative</b>	<b>Jobs</b>	<b>30</b>	<b>60</b>	<b>91</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	<b>96</b>	
<b>Cumulative benefit from proposed zoning</b>	<b>Jobs</b>	<b>25</b>	<b>50</b>	<b>75</b>	<b>75</b>	<b>70</b>	<b>65</b>	<b>60</b>	<b>55</b>	<b>50</b>	<b>45</b>	<b>40</b>	<b>34</b>	<b>0</b>

Source: MacroPlan Dimasi

## 4.2 Other benefits

### **Crime**

Industrial areas are vulnerable to crime given the lack of people, lighting, and security cameras. The Australian Institute of Criminology estimates that in 2011 non-residential burglary alone had a total cost of \$1.6 billion in Australia, this includes loss of output, property theft and property damage.

A residence on an industrial property reduces the likelihood of a property being targeted by crime given increased activity outside of business hours. This will help to reduce the substantial cost of crimes including revenue losses, legal expenses, higher operational costs from insurance premiums and additional costs of crime preventative efforts.

### **Transport**

The development of the subject site as an employment composite zone will allow some small businesses to relocate from their homes to the subject site. While this will not decrease the number of trips in the area it will also allow these businesses to expand given the lower financial burden a co-located business and residence will allow the owner. The expansion of these businesses will boost employment and could reduce the travel times and number of trips outside the corridor.

### **Stronger sense of community**

With more small businesses attracted to the subject site and the residents on site a stronger sense of community in the area around the site would be created, compared to if the site was developed as exclusively service commercial land.

Furthermore the restrictions on land use for employment composite zones will result in land uses that have a lesser impact on nearby residential areas.

### **City of Wanneroo innovation and entrepreneurship initiatives**

As one of the fastest growing Local Government Area in Western Australia, there is a strong opportunity for business in the area. In recognition of this the City of Wanneroo ran the Community Entrepreneurship Program in 2018 which taught

residents effective ways to make their business ideas a reality over a six week period.

The Youth Innovation Forum is another program run by the City, which gave young minds a platform to present their most creative ideas in front of local industry and tourism leaders. There were two major economic challenges for the area listed in the final report, creating an economic identity and conducting strategic marketing and branding. Given the success of the residential/commercial composite zone in Byron Bay, this development could become a central part of the City of Wanneroo's economic identity.

There are a range of other initiatives for businesses in the City of Wanneroo including the following.

- Wanneroo Business Association - Monthly Business Breakfast: Economic Development Vision
- West Coast Institute – Business Basics and Marketing Workshops
- Business Station – Business Advisory Services and Workshops
- ECU - Business Cyber Checks
- West Coast Workforce Solutions - Women in Leadership Forum

Developing the subject site as an employment composite zone would be in-line with the objectives of these programs/initiatives, which is to facilitate and support businesses, particularly small/home based businesses in the City of Wanneroo.

## Section 5: Conclusions and recommendations

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The following outlines the key conclusions and recommendations for the development of the subject site:

- An employment composite zone would comply with all relevant planning guidelines for approving a residence on an industrial lot.
- The higher intensity activities likely to be located in an employment composite zone will support the wider corridor target of 60.0 per cent employment self-sufficiency set out in Directions 2031.
- The corridor has a significant population of sole trade/small businesses (89.8 per cent of all businesses)
- The industries that drive employment have a high proportion of sole traders/small businesses and are likely to find the proposed employment composite zone an attractive operating model.
- The proposed employment composite zone could increase the employment self-containment in the Butler–Merriwa–Ridgewood area given the increased employment intensity of small businesses and feasibility of sole-traders to expand their businesses through co-locating residences on the lots.
- The proposed composite zone has a potential to deliver 96 jobs compared with a service commercial zone of 97 jobs.
- There is a lack of demand for service commercial land in the local area as demonstrated by limited sales over the last 29 years and the quantity of vacant service commercial land in Butler.
- While the employment composite zone would deliver 1.2 per cent fewer jobs these jobs could be realised by 2023. The service commercial zone could take up to 19 years to realise its employment potential given the large supply in the area and lack of demand.

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## Appendix 1: Business in Butler

The following list of businesses that self-listed as being 'available' within the suburb of Butler as at January 2019, indicates the range and number of businesses. Note therefore, that some of these businesses may be physically located outside the Butler area but service the area. For that reason, street addresses have been included in the list for information.

**Table 16.** Selected list of businesses in Butler suburb as at January 2019 (excludes banks, schools, cafes, supermarkets, sporting clubs, takeaways)

Business name	Business type	Street address
Half Price Bridal	Shop:- Bridal Wear Retailers	Goodwick St
Arbonne Independent Consultant	Shop:- Cosmetics & Beauty Retailers	Amersham Cres
Mindarie Signs	Shop:- Signwriting	-
Framenglasses Australia	Shop:- Eyewear Retailers	-
Flowers Online WA	Shop:- Florists	-
Kennedy Craig Global Living	Shop:- Home Decor Retailers	-
Majestic Garage Doors	Shop:- Home Decor Retailers	Carlin Wy
New Look Paint & Paper Pty Ltd	Shop:- Home Decor Retailers	-
Joe Kenny Wallpapering & Painting	Shop:- Home Decor Retailers	-
Imagine Timber Floors	Shop:- Home Decor Retailers	-
David Armstrong	Shop:- Home Decor Retailers	-
Kitchen Witch	Shop:- Kitchen & Bath Retailers	Butler Bvd
SCANOZ DIRECT	Shop:- Leather Goods Retailers	-
Brighton Village Newsagency	Shop:- Newsagents	-
DEEZI BEEZ SNACKZ	Shop:- Pet Shops	-
Kfd Group	Shop:- Sporting Goods Retailers	Tollesbury Ave
Jindalee Pharmacy	Shop:- Chemists	Marmion Ave
SPSH Business Services Pty Ltd	Professional Services:- Accountants	-
Allways Tax Solutions	Professional Services:- Accountants	-
Mazz & Associates	Professional Services:- Accountants	-
Allways Tax	Professional Services:- Accountants	Kingsbridge Boulevard
Karen s Computer Repairs	Professional Services:- Computer Services & Repair	-
Streamline Business Consulting	Professional Services:- Bookkeeping	-
Blue Sky Bookkeeping Services	Professional Services:- Bookkeeping	-
Blue Sky Bookkeepers WA	Professional Services:- Bookkeeping	-
T J Bookkeeping & Business Solutions	Professional Services:- Bookkeeping	-
Black Swan Dance Company	Professional Services:- Dance Schools	Clew Way
Exceptional Design & Drafting	Professional Services:- Building Designers	Barmouth Loop

Business name	Business type	Street address
J Chadwick Communications	Professional Services:- Business Consultancy	-
TLB Admin Support	Professional Services:- Business Services	-
Brighton Beach Early Learning Centre	Professional Services:- Child Care & Day Care	Marchwood Bvd
Butler Bubs Family Day Care	Professional Services:- Child Care & Day Care	-
BUTLERS BUMBLE BEES FAMILY DAY CARE	Professional Services:- Child Care & Day Care	Clontarf Way
Arty Pants Family Day Care	Professional Services:- Child Care & Day Care	Reigate Way
Humble Bundle's Family Daycare	Professional Services:- Child Care & Day Care	-
Butler Oshc	Professional Services:- Child Care & Day Care	26 Tollesbury
Great Beginnings Butler	Professional Services:- Child Care & Day Care	-
Friedman Lurie Singh & D'Angelo	Professional Services:- Lawyers	Clew Way
Think Intelligent Computers	Professional Services:- Computer Services & Repair	-
Procomm Communications	Professional Services:- Computer Services & Repair	-
Murbak Computing	Professional Services:- Computer Services & Repair	-
Aussie True Blue Recipes	Professional Services:- Cooking Schools	-
Indi Drive	Professional Services:- Driving Schools	-
Apex Driving School JOONDALUP	Professional Services:- Driving Schools	-
APT DRIVING SCHOOL BUTLER	Professional Services:- Driving Schools	Condicote Loop
Sunbeam Driving School	Professional Services:- Driving Schools	-
Chilled Out Cherubs	Professional Services:- Tutoring	-
In Gear Driving Tuition	Professional Services:- Driving Schools	-
Joondalup Windscreens	Professional Services:- Glass Manufacturers	-
Website Design Quote Perth	Professional Services:- Graphic Design	Salterforth Road St
Sharon Comerford	Professional Services:- Graphic Design	Shepperton Dr
All In One Studios	Professional Services:- Graphic Design	-
Interchurch Trade Industry Mis	Professional Services:- Insurance	-
Ruff To Fluff Dog Grooming	Professional Services:- Pet Groomers	-
International Pension Transfers	Professional Services:- Investing	-
Local Computer Repairs	Professional Services:- IT Services	-
Ezi Wireless	Professional Services:- IT Services	-
Starskills Early Learning	Professional Services:- Kindergarten & Preschools	-
Little Noodles Baby Hire	Professional Services:- Legal Services	-
Start Smart	Professional Services:- Driving Schools	Hampshire Dr
Adwheels	Professional Services:- Marketing	-
Custom Metals pty ltd	Professional Services:- Metal Manufacturers	-
GML Engineers	Professional Services:- Metal Manufacturers	-
Mortgage Choice	Professional Services:- Mortgage Brokers	-
Guitar Teacher - Jeff Cooke	Professional Services:- Music Schools	-
VIP Medical & Medicolegal Transcription Services Australia	Professional Services:- Office	-
Perth Royal Pet Minding Service	Professional Services:- Pet Care	-
Amy's Pet Sitting	Professional Services:- Pet Care	-
The Promotional Mix	Professional Services:- Printers	-
Bek Heaton Photography	Professional Services:- Professional Services	-



Business name	Business type	Street address
Lomax Realty	Professional Services:- Professional Services	Marmion Ave
Aveling Homes - Brighton Series 2 Display	Professional Services:- Real Estate Agents	5 Malvern Rd
Distinctive cleaning services	Professional Services:- Real Estate Agents	-
Satterley Property Group	Professional Services:- Real Estate Agents	Kingsbridge Bvd
Professionals Northern Coast	Professional Services:- Real Estate Agents	-
Avant Guard Security	Professional Services:- Security Services	Carlisle App
CRH Communications	Professional Services:- Security Services	-
Royal Cabling Services	Professional Services:- Telephone Services	-
Brighton Vet	Professional Services:- Veterinarians	-
PETstock Vet Brighton	Professional Services:- Veterinarians	Butler Bvd
Brilliant Company	Professional Services:- Web Design	Tetbury Rd
Montana West	Professional Services:- Wedding Supplies	-
DH Budenberg Pty Ltd	Professional Services:- Science	-
Pinpoint Cartographics	Professional Services:- Building Designers	-
Capital Brick Paving	Professional Services:- Cement, Lime, Plaster & Concrete Manufacturers	-
Mayfair Property Services	Professional Services:- Real Estate Agents	-
Optic Surveys	Professional Services:- Surveyors	-
Perth Psychic Parties	Play:- Astrology, Spiritual & Genealogy	-
Ambrosia Buffets and Decor	Play:- Party & Event Planning	-
Kruizin Sounds	Play:- DJs	-
Active DJ Entertainment	Play:- DJs	-
Entyce Entertainments	Play:- DJs	-
M Eames	Play:- Gyms & Fitness Centres	-
GKR Karate	Play:- Martial Arts	Kingsbridge Bvd
Tara's Glamorous Parties	Play:- Party & Event Planning	-
PhotoBooth Rentals WA	Play:- Party & Event Planning	Tollesbury Ave
The Eventalist	Play:- Party & Event Planning	Builth Way
Party Hire Perth	Play:- Party Supplies	Salterforth Rd
Create Health & Fitness	Play:- Personal Trainers	-
Consistent Running	Play:- Personal Trainers	Irma Way
Affordable Photography	Play:- Photographers	-
Ever After Photography	Play:- Wedding Planning	Heysham Bend
Freshwood Carpentry & Building Maintenance	Home:- Carpenter	Hampshire Dr
Colours by Love	Home:- Interior Design	-
Scott Atkins Bricklaying	Home:- Bricklaying	-
Pest West Solutions	Home:- Building Construction	-
ADBUILD	Home:- Building Construction	Upham Brace
S&B Construction	Home:- Building Construction	-
Advanced Building Controls	Home:- Building Construction	-
Reid West Holdings Pty Ltd	Home:- Building Construction	-
Dave Hughes Garage Doors	Home:- Building Supplies	Amersham Cres

Business name	Business type	Street address
Swift Removals	Home:- Removalists	-
CLEANCUT CARPENTRY	Home:- Carpenter	Helmsdale Loop
All Aspects Carpentry & Maintenance	Home:- Carpenter	-
Alle Star Group	Home:- Cleaning	-
Kenkleen Mindarie	Home:- Cleaning	-
Alkimos Earthmoving	Home:- Earthmoving	-
Pressed with a Smile	Home:- Cleaning	-
VIP Home Cleaning	Home:- Cleaning	Condicote Loop
Dirtyblinds of perth	Home:- Cleaning	Redington Drive
southern star cleaning	Home:- Cleaning	-
Accurate Cleaning & Gardening Solutions	Home:- Cleaning	-
Only Pools & Hoses	Home:- Cleaning	-
Alkimos Electrical	Home:- Electricians	Costate Rd
Street Image Decorative Concrete	Home:- Concrete & Cement	Swavesey Ave
Rob Wong Concrete	Home:- Concrete & Cement	-
Hard On Concrete	Home:- Concrete & Cement	-
DS Grinding	Home:- Concrete & Cement	-
Kwik Kerb	Home:- Concrete & Cement	-
Inott Construction	Home:- Construction Services	-
Limestone Walls Perth	Home:- Construction Services	-
The Retic Bloke	Home:- Construction Services	-
Vogue Custom Pools	Home:- Construction Services	-
Silverback Builders	Home:- Carpenter	-
Adaptive Electrical Services	Home:- Electricians	-
DNS Earthworks	Home:- Earthmoving	-
CJ Electrical Contracting	Home:- Electricians	-
Debray electrics	Home:- Electricians	-
Zigola Electrical Services	Home:- Electricians	-
Silver Service Electrical	Home:- Electricians	-
On Duty Electrical	Home:- Electricians	-
Tft Electrical Services	Home:- Electricians	Loyola Grn
Swanlec Electrical Services	Home:- Electricians	-
T.J.S. Electrical Contractors	Home:- Electricians	-
Jim's Fencing (Butler)	Home:- Fencing Construction	-
GPW Flooring	Home:- Flooring	Lockerbie Turn
Perth Concrete Resurfacing	Home:- Flooring	-
Just Flooring	Home:- Flooring	Landbeach Bvd
Full Monty Stripping	Home:- Flooring	-
OASIS Lawns & Landscapes	Home:- Gardeners	-
Concept Electrical & Data	Home:- Electricians	-
Clover Landscape Gardens	Home:- Gardeners	-
MEESON'S LAWN & GARDEN SERVICES	Home:- Gardeners	-

Business name	Business type	Street address
David Hall's Gardening Services	Home:- Gardeners	-
Glass Scope	Home:- Glazier	-
Lakeside Trees and Stumps	Home:- Tree surgeon	Barquentine Ave
Stus_glazing	Home:- Glazier	-
Aussie Air	Home:- Air Conditioning & Heating Installation	Marmion Ave
DIY Dramas	Home:- Handyman	-
Brighton Plumbing and Gas	Home:- Plumbing	-
Charter Property Services	Home:- Handyman	-
On Time Handyman Solutions	Home:- Handyman	-
Kwagga's Decor and Handyman	Home:- Handyman	-
North & South Handymen	Home:- Handyman	Salwick St
Maider Consulting	Home:- Handyman	Camborne Pkwy
West Coast Stripping	Home:- Building Construction	-
Express Pool Cleaning Ocean Reef	Home:- Home Pools & Spas	-
Express Pool Cleaning Ocean Reef	Home:- Home Pools & Spas	Navarre Way
KOROZION pty ltd	Home:- Insulation	Thurleigh App
Seaspray Electrical	Home:- Electricians	-
Equity Renovations	Home:- Kitchen Renovation	-
Lakeside Paving and Landscapes	Home:- Landscaping	-
Northwestern Landscapes Pty Ltd	Home:- Landscaping	-
Jazz Fencing & Gates	Home:- Landscaping	-
Jim's Building Inspections Northern West Australia	Home:- Building Construction	Investigator Parade
Allweather Patios	Home:- Outdoor Home Improvement	-
Dimension Paving	Home:- Outdoor Home Improvement	-
Neil Armstrong Painting	Home:- Painters	-
Flex Plastering	Home:- Plasterers	Rosegreen Ave
Green Choice Painting and Decorating	Home:- Painters	-
Specialty Services Airconditioning & Electrical	Home:- Electricians	-
All Plastering	Home:- Plasterers	-
Plumbsure Plumbing & Gas	Home:- Plumbing	-
Waterbuck Plumbing and Gas	Home:- Plumbing	-
Shore Plumbing & Gas	Home:- Plumbing	Melksham Way
Clarkson Gas & Plumbing	Home:- Plumbing	-
Plumbcare WA	Home:- Plumbing	-
Jindee Plumbing & Gas	Home:- Plumbing	-
First 4 Plumbing & Gas	Home:- Plumbing	-
Big Red Removals	Home:- Removalists	-
Goodyear Removals And Transport	Home:- Removalists	Landbeach Bvd
Let's Go Roofing	Home:- Roofing	-
Delta Protective Services	Home:- Security & Safety System Installation	-
Bradleys Blinds	Home:- Shades & Blinds	-

<b>Business name</b>	<b>Business type</b>	<b>Street address</b>
Ruby Tiling	Home:- Tiling	-
Top End Trees	Home:- Tree surgeon	-
Supreme Fencing	Home:- Fencing Construction	-
Salty Blinds	Home:- Shades & Blinds	-
My Wellness Academy	Health:- Alternative Medicine	-
Jindalee Family Dental	Health:- Dentists	Jindalee Bvd
Jindalee Chiropractic	Health:- Chiropractors	Jindalee Boulevarde
Butler Dental	Health:- Dentists	Captiva App
Jindalee Remedial Massage Therapy	Health:- Alternative Medicine	Jindalee Bvd
Move Forward Jindalee Physiotherapy	Health:- Physiotherapy	Jindalee Bvd
Jubilee Natural Health	Health:- Alternative Medicine	-
Butler Boulevard Medical Centre	Health:- Medical Centres	Butler Bvd
Move Forward Physiotherapy	Health:- Physiotherapy	Butler Bvd
DB Dental	Health:- Dentists	-
Jindalee Physiotherapy (WA) Pty Ltd	Health:- Physiotherapy	-
Glen Smetherham	Health:- Podiatrists	-
Jindalee Medical Centre	Health:- Doctors	Jindalee Bvd
Mindful Life Psychology	Health:- Psychiatrists	-
In-Touch Psychology	Health:- Psychiatrists	-
Herbalife Australasia Pty Ltd	Health:- Weight Loss Treatment	-
Brighton Beach Podiatry	Health:- Podiatrists	-
Brighton Dental	Health:- Dentists	-
Brumby's Bakeries	Eat & Drink:- Bakeries	Kingsbridge Bvd
The Conerstone Liquor Store	Eat & Drink:- Bottle Shops	-
Fatnfunky	Eat & Drink:- Cake Shop	-
Zumba fitness with Hala	Eat & Drink:- Health Markets	Kingsbridge Boulevard Bvd
Personal Training Perth - Thrive Fitness Online	Eat & Drink:- Health Markets	Covington Prom
Jindalee Thai Restaurant	Eat & Drink:- Restaurants	Clew Way
Dhaba	Eat & Drink:- Restaurants	Clew Way
Cornerstone Ale House	Eat & Drink:- Restaurants	Wadhurst Rd
Chippy's Fish Cafe	Eat & Drink:- Seafood	Kingsbridge Bvd
Pastacup	Eat & Drink:- Restaurants	Jindalee Bvd
BWS Butler	Eat & Drink:- Vineyards & Wineries	Corner Butler Bvd & Exmouth Dr
Mayur Indian Restaurant	Eat & Drink:- Restaurants	Jindalee Bvd
Grand Essence	Eat & Drink:- Restaurants	Jindalee Bvd
lumenajulia	Beauty:- Beauty Salons	Sanderstead Loop
Nutrimetics Beauty Consultant	Beauty:- Beauty Salons	Condicote Loop
Beautiful Organic Natural Beauty	Beauty:- Beauty Salons	Melksham Way
Lust Beauty	Beauty:- Beauty Salons	Claremorris Pkwy
Forever Young Skin Beauty & Tanning	Beauty:- Beauty Salons	Marchwood Bvd
Body & Soul Beauty	Beauty:- Beauty Salons	-

<b>Business name</b>	<b>Business type</b>	<b>Street address</b>
Salon At Home Butler	Beauty:- Beauty Salons	-
James Grace Hairdressing	Beauty:- Beauty Salons	-
Vidich Bodylicious Tanning	Beauty:- Beauty Salons	-
Cinnamon Skincare Studio	Beauty:- Beauty Salons	Kingsbridge Boulevard
Panache Hair Design	Beauty:- Hairdressers	Jindalee Bvd
The Lash Zone	Beauty:- Beauty Salons	-
Divine Hair Extensions Perth	Beauty:- Hairdressers	-
Perfect Endz For Hair	Beauty:- Hairdressers	Kingsbridge Bvd
The Club House Mens Haircuts	Beauty:- Hairdressers	Kingsbridge Ave
Venus Nails	Beauty:- Nail Salon	Clew Way
Sensi Skincare	Beauty:- Skin Care	Brigantine Dr
Blink&Go Eyelash extensions	Beauty:- Beauty Salons	-
Jodie-lea Eyelash Extensions	Beauty:- Beauty Salons	Glengyle Turn
Willow Advanced Beauty Therapy	Beauty:- Beauty Salons	Jindalee Bvd
Make-Up by Huma	Beauty:- Makeup Artists	-
Mobile Massage by Monique	Beauty:- Massage	-
Fifo Connexion Pty (Ltd)	Auto:- Airport Shuttles	-
Presentation Enhancements	Auto:- Car Dealers	Camborne Pkwy
Move it Rentals	Auto:- Car Rental	Butle Bvd
Total Detail	Auto:- Car Wash	-
On the Bright Side	Auto:- Car Wash	-
Barnes Courier	Auto:- Freight Transportation	-
Budget Batteries	Auto:- Vehicle Batteries	-
Inspect n Shine	Auto:- Mechanic	-
Mindarie Mobile Mechanic	Auto:- Mechanic	-
QuadParts.com.au	Auto:- Motorcycle & Scooter Dealers	-
Lube Mobile - The Mobile Mechanics	Auto:- Vehicle Body Work	-
Repco	Auto:- Vehicle Spare Parts	-
Adult Boutique	Adult Novelties & Products Retail	-

Source: Sensis Pty Ltd; TrueLocal; MacroPlan Dimasi

## Appendix 2: PLUC categories

**Table 17.** Land Use and Employment Survey PLUC category definitions

PLUCK No.	PLUC code	Description	
1	PRI	Primary/Rural	Land use activities which usually involve the use of large areas of land including mining, agriculture, fishing and nature conservation. The function of many of these activities is to make use of, or extract from, the land in its natural state. Since such activities are the first step in the production process they are quite distinct from the other categories.
2	MAN	Manufacturing/Processing/Fabrication	This category includes land use activities involving the manufacture, processing and fabrication of all general goods. Both the scale and associated environmental impact of these activities separate them from other land use categories.
3	STO	Storage/Distribution	Any land use activity which involves the storage, warehousing or wholesaling of goods usually conducted from large structures, or involving large bulky goods, but does not include activities that attract general retail trade activities
4	SER	Service Industry	This category includes service industries offering a range of services. The scale and environmental impact of such activities require their separation from other land uses. These services include film processing, cleaning, motor vehicle and other repair services, and other servicing activities, including some construction activities
5	SHP	Shop/Retail*	Any activity which involves the sale of goods from a shop located separate to and/or in a shopping centre other than those included in category 6 – Other Retail
6	RET	Other Retail	Many of these activities normally are not accommodated in a shopping centre. By virtue of their scale and special nature, the goods of these activities separate them from the Shop/Retail category (e.g. car sales yard, carpet showroom).
7	OFF	Office/Business	Administrative, clerical, professional and medical offices are activities which do not necessarily require the land area/floorspace or exposure of other land uses. Although offices require building and parking facilities, these needs are quite distinct from those of commercial uses and service industries
8	HEL	Health/Welfare/Community Services	Includes government, government-subsidised and non-government activities which provide the community with a specific service, such as hospitals, schools, personal services and religious activities.
9	ENT	Entertainment/Recreation/Culture	Activities which provide entertainment, recreation and culture for the community and which occur in building and/or on land, such as passive and active sports venues, museums, amusements, gambling services, hotels and the like.
10	RES	Residential	Includes all types of residential land use ranging from single housing to nursing homes for the aged, residential hotels, motels, other holiday housing, institutions and religious housing. Floorspace and employment on private Residential land uses are not included in the output of the Commercial Land Use Survey.
11	UTE	Utilities/Communications	All forms of local, State, national and international communication, transport and other utilities (electricity, gas, water, sewerage, roads, parking and other transport or communication- related activities, etc.) covering the public and private sectors
12	VFA	Vacant Floor Area	This category accounts for vacant floor areas of buildings including non-residential and residential.
13	VLA	Vacant Land Area	Includes land which has not been improved by development and remains unused.

Source: Western Australian Department of Planning, Lands and Heritage – Land Use and Employment Survey 2015-17

## Appendix 3: Brighton Business Park South

**Table 18.** Existing employment in Brighton Business Park South – June 2019

Lot no.	Area (m <sup>2</sup> )	Unit no.	Business name	Full-time employees	Casual employees	Open 7 days a week	Comment
690	6,087		National Storage	1		Yes	Mainly automated so may not be manned full time.
691	6,779	1	Powerhouse Batteries	1			
		2	Raw Fit	1			
		3&4	Yoga Tree	2			Assume two employees as two studios.
		5&6	Da Beat dance studio	2	2		
		7	Seaside Exercise Physiology	1			
		8,9 & 10	Vacant tenancies				
		11	Peak 1 Boxing	1	1		
		12	Carpet and Peak flooring	3			
		13, 14, 15, 16	Vacant tenancies				
692	1,675		Vacant site				
693	1,675		Vacant site				
694	1,675		Vacant site				
695	1,625		Vacant site				
701	1,337		Car Park for Stateswim	0			
702	1,576		Vacant site				
703	1,418	1	Picture Framer	1			
		2	Unique Wealth	3			
		3	Vacant tenancy				

Lot no.	Area (m <sup>2</sup> )	Unit no.	Business name	Full-time employees	Casual employees	Open 7 days a week	Comment
		4	Butler Car Care	2			
704	1,436		Desire Dance Studio	3	8	Yes	
705	1,207		Formwork and truck storage	0			
706	1,104		Vacant site - for sale with DA				
707	1,469		Vacant site				
708	1,307		Vacant tenancies (x3)				
709	1,181	1	CrossFit	1	1	Yes	1 employee and owner on weekends. 15-20 people per class.
		2	Muay Thai	2		Yes	29 classes a week, all ages and abilities.
710	1,403	1	Zen Life Yoga	1	1		29 classes a week and creche.
		2	Trophy Shop	1	1		
		3	Man Cave	0			FIFO tenant using it as storage to restore a car.
		4	Vacant tenancy				
711	1,100		Vacant site				
714	2,130		Stateswim	1	30	Yes	Casual and part time staff, service local schools.
3126	6,000		Vacant - future Kingdom City Church				Will have café, creche and bible shop once built.
3127	3,763		Vacant site				
3128	3,734		Vacant site				
<b>TOTALS</b>	<b>49,681</b>			<b>27</b>	<b>44</b>		

Source: Satterley Property Group



---



**Brisbane**

Level 15  
111 Eagle Place  
Brisbane Qld 4000  
(07) 3221 8166

**Gold Coast**

Level 2, The Wave  
89-91 Surf Parade  
Broadbeach Qld 4218  
PH: (07) 3221 8166

**Perth**

Level 1  
89 St Georges Terrace  
Perth WA 6000  
(08) 9225 7200

**Sydney**

Level 52, MLC Centre  
19 Martin Place  
Sydney NSW 2000  
(02) 9221 5211

**Melbourne**

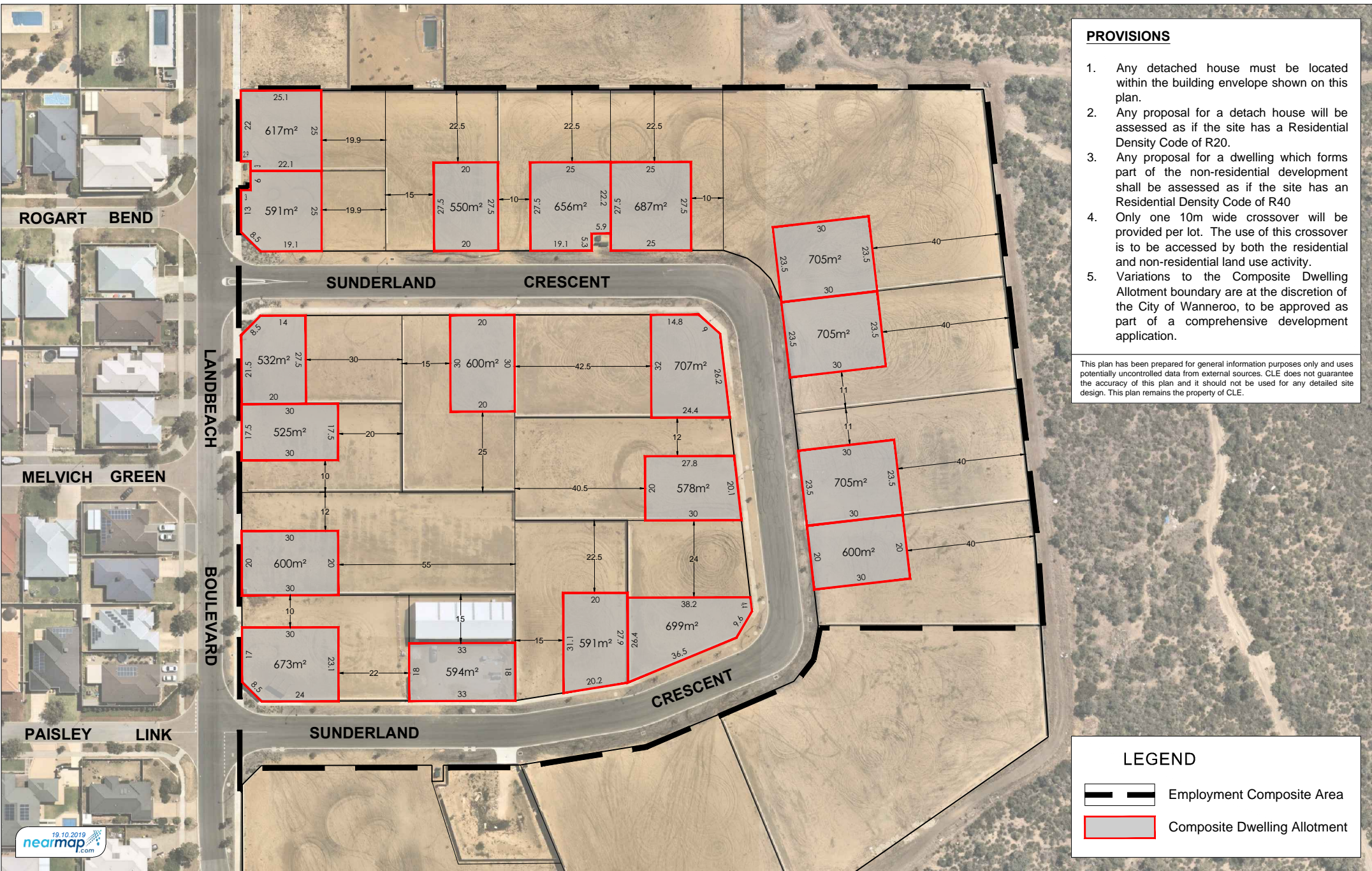
Level 16  
330 Collins Street  
Melbourne Vic 3000  
(03) 9600 0500

**Canberra**

PO Box 589, Canberra  
ACT 2006  
(02) 9221 5211

---

**APPENDIX 4**



**PROVISIONS**

1. Any detached house must be located within the building envelope shown on this plan.
2. Any proposal for a detach house will be assessed as if the site has a Residential Density Code of R20.
3. Any proposal for a dwelling which forms part of the non-residential development shall be assessed as if the site has an Residential Density Code of R40
4. Only one 10m wide crossover will be provided per lot. The use of this crossover is to be accessed by both the residential and non-residential land use activity.
5. Variations to the Composite Dwelling Allotment boundary are at the discretion of the City of Wanneroo, to be approved as part of a comprehensive development application.

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

**LEGEND**

- Employment Composite Area
- Composite Dwelling Allotment



---

**APPENDIX 5**

# Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

## Bushfire Management Plan and Site Details

**Site Address / Plan Reference:** Brighton Business Park North

**Suburb:** Butler

**State:** WA

**P/code:** 6036

**Local government area:** City of Wanneroo

**Description of the planning proposal:** Subdivision application

**BMP Plan / Reference Number:** SPG16211.02

**Version:** Rev 0

**Date of Issue:** 09/12/2016

**Client / Business Name:** Satterley Property Group

## Reason for referral to DFES

Yes

No

Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?



Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?



**Is the proposal any of the following special development types (see SPP 3.7 for definitions)?**

Unavoidable development (in BAL-40 or BAL-FZ)



Strategic planning proposal (including rezoning applications)



Minor development (in BAL-40 or BAL-FZ)



High risk land-use



Vulnerable land-use



**If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?**

N/A

**Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".**

## BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Zac Cockerill	Level 2	BPAD37803	31/08/2017
Company		Contact No.	
Strategen Environmental		9792 4797	

**I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct**

Signature of Practitioner



Date 09/12/2016





intelligent outcomes | respected experience

# Bushfire Management Plan

## Brighton Business Park North

Prepared for  
Satterley Property Group  
by Strategen

December 2016







# **Bushfire Management Plan**

## **Brighton Business Park North**

Strategen is a trading name of  
Strategen Environmental Consultants Pty Ltd  
Level 1, 50 Subiaco Square Road Subiaco WA 6008  
ACN: 056 190 419

December 2016

**Disclaimer and Limitation**

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In particular, it should be noted that this report is a qualitative assessment only, based on the scope of services defined by the Client, budgetary and time constraints imposed by the Client, the information supplied by the Client (and its agents), and the method consistent with the preceding.

Strategen has not attempted to verify the accuracy or completeness of the information supplied by the Client.

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**Client: Satterley Property Group**

Report Version	Revision No.	Purpose	Strategen author/reviewer	Submitted to Client	
				Form	Date
Draft Report	Rev A	For review by Client	P Molinari / D Panickar / T Bowra	Electronic (email)	11 August 2016
<b>Final Report</b>	<b>Rev 0</b>	<b>Issued for use: to accompany subdivision application</b>	<b>Z Cockerill (BPAD37803)</b>	<b>Electronic (email)</b>	<b>9/12/2016</b>

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Appendix 2 City of Wanneroo annual firebreak notice

# 1. Introduction

Satterley Property Group (Satterley) is proposing to lodge a subdivision application to facilitate commercial development within Brighton Business Park North, located in Butler in the City of Wanneroo. Two options for proposed subdivision are being investigated pending the outcome of a land sales agreement with Main Roads WA (MRWA).

The preferred subdivision option encompasses Lot 715 Amesbury Loop, Lot 9332 Landbeach Boulevard and a small portion of the adjacent east Lot 29 (currently owned by MRWA), as depicted in Figure 1A. This option will result in creation of 26 lots; however, inclusion of portion Lot 29 is subject to formal purchase of the land by Satterley and sign off by MRWA.

Should the inclusion of portion Lot 29 not be achieved, then the second subdivision option will be pursued, which encompasses Lot 715 Amesbury Loop and Lot 9332 Landbeach Boulevard, as depicted in Figure 1B. This option will result in creation of 22 lots.

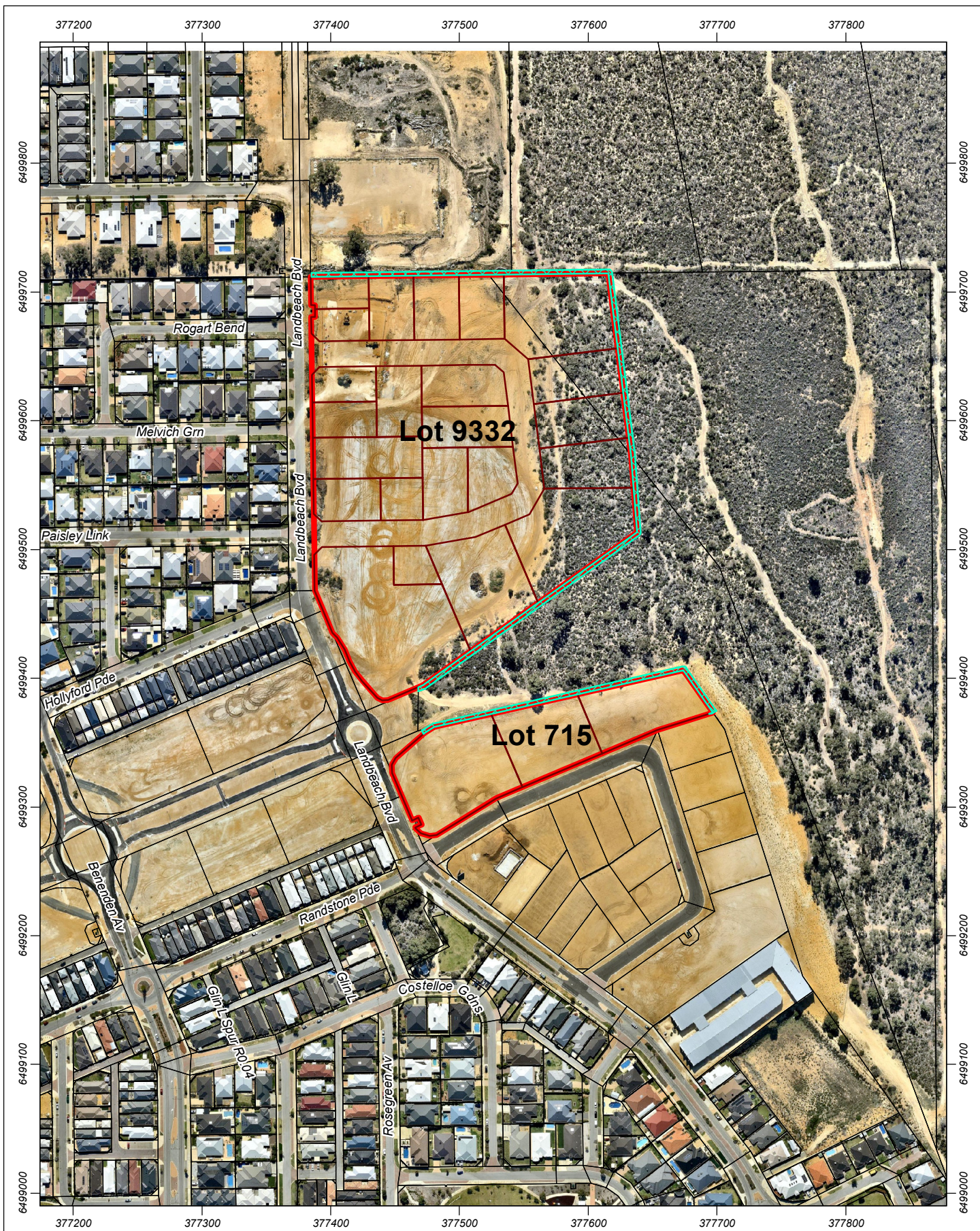
Both subdivision areas, hereon referred to as the project areas, are predominantly designated as bushfire prone on the WA Map of Bush Fire Prone Areas (DFES 2016) and consequently, a Bushfire Management Plan (BMP) is required to support subdivision application in accordance with Policy Measure 6.4 of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7; WAPC 2015a) and *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2015b).

This BMP has been prepared to address bushfire management requirements for both subdivision options.

## 1.1 Purpose and application of the plan

The purpose of the BMP is to provide guidance on how to plan for and manage the potential bushfire risk to future assets of the project areas through implementation of a range of bushfire risk mitigation measures. The BMP outlines how future on-site assets can be protected during the summer months when the threat from bushfire is at its peak. This is particularly relevant when existing fire appliances in the area may be unable to offer an immediate emergency suppression response; therefore, development planning and design should aim to provide mitigation strategies that protect future life and property from bushfire as a priority.

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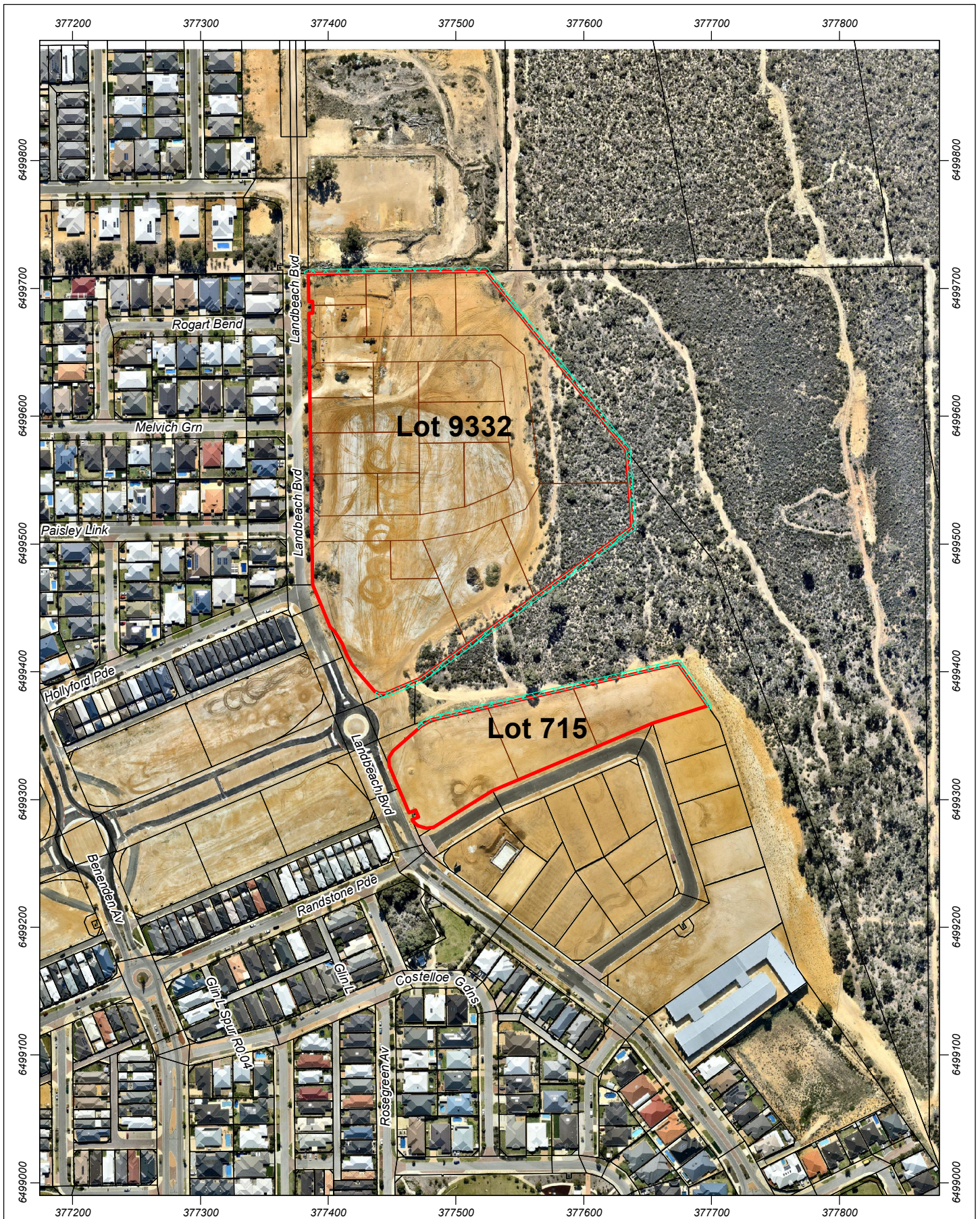
**Figure 1A: Site overview**

Scale 1:4,000 at A4

Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 8/12/2016  
 Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016. Subdivision plan: Client 12/2016.

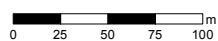
- Legend**
- 3m wide batter
  - Project area
  - Proposed lots
  - Existing cadastre





**Figure 1B: Site overview**

Scale 1:4,000 at A4






Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 8/12/2016

Author: JCrute

Source: Aerial image: Nearmap, flown 04/2016. Subdivision plan: Client 12/2016. Existing cadastre

**Legend**

-  3m wide batter
-  Project area
-  Proposed lots



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## 2. Spatial consideration of bushfire threat

### 2.1 Existing site characteristics

#### 2.1.1 Location

The project areas comprise Lot 715 Amesbury Loop (Lot 715) and Lot 9332 Landbeach Boulevard (Lot 9322), Butler in the City of Wanneroo, which is located approximately 38 km north-northwest of the Perth Central Business District. The preferred subdivision option also contains a small portion of the adjacent east Lot 29, which is currently owned by MRWA pending purchase by Satterley.

The project areas are bound by the following, as depicted in Figure 1A and Figure 1B for each respective subdivision option:

- cleared land for proposed development to the north
- a combination of bushland and cleared land for proposed development to the south
- bushland and Neerabup National Park to the east
- high density urban residential development to the west.

#### 2.1.2 Zoning and land use

The project areas are zoned 'Urban Development' under the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and 'Urban' under the Metropolitan Region Scheme (MRS). Land surrounding the project areas is zoned as follows:

- 'Urban Development' under DPS 2 and 'Urban' under the MRS to the north, west and south
- 'Parks and Recreation', 'Primary Regional Roads' and 'Urban' to the east and in between Lots 715 and 9332.

The project areas are currently undeveloped and predominantly cleared. A small portion of remnant bushland is currently retained within Lot 9332 and a narrow strip of newly planted revegetation abuts the eastern boundary of Lot 715. Lot 29 to the east is predominantly vegetated; however, this area forms part of the Mitchell Freeway extension and will ultimately be cleared.

#### 2.1.3 Assets

There is no life or property assets currently present throughout the project areas; however, proposed development will significantly increase the critical life and property assets by intensifying the number of inhabitants, visitors and built assets across the land.

There are no significant environmental values contained within Lots 715 and 9332 as a result of previous land use. Environmental assets are contained within Lot 29 to the east in the form of native vegetation.

#### 2.1.4 Access

The key source of vehicular access to the project areas is via Landbeach Boulevard and Butler Boulevard to the west. Lot 715 is also accessible from the south via Amesbury Loop.

#### 2.1.5 Water and power supply

Water and power supply services are available to the site through extension from adjacent developed land. This will result in provision of a reticulated water supply and underground power supply.

## 2.2 Existing fire environment

### 2.2.1 Vegetation class

Strategen undertook an assessment of the vegetation within the project areas and adjacent 100 m of land on 4 July 2016 in accordance with the *Visual guide for bushfire risk assessment in Western Australia* (DoP 2016) and *Australian Standard AS 3959–2009 Construction of Buildings in Bushfire-prone Areas* (AS 3959; SA 2009). Georeferenced site photographs have also been provided to validate site assessment observations.

The following vegetation classes were identified as part of the on-ground assessment and reflect post-development conditions, which will result in removal of 100% of on-site vegetation and creation of 3 m wide firebreaks/batters along the bushland interface, as depicted in Figure 2A and Figure 2B for each respective subdivision option:

- Class B Woodland (Plate 1)
- Class C Shrubland (Plate 2)
- Class D Scrub (Plate 3).

Non-vegetated areas and low threat managed vegetation situated within 100 m of the project areas has been excluded from classification under Clause 2.2.3.2 (e) and (f) of AS3959 (Plate 4). These areas mainly include land cleared for dwelling/road construction, low threat managed road verges and vacant land.

### 2.2.2 Effective slope

Topography of the project areas and surrounds constitutes gently sloping land, decreasing in elevation from west to east. On-site elevation ranges from approximately 45 mAHD (Australian Height Datum) at the highest point to 27 mAHD at the lowest point in the southeast of Lot 715. Therefore, effective slope under classified vegetation has been assessed as >0–5 degrees down-slope.



Plate 1: Class B woodland located east of the project areas

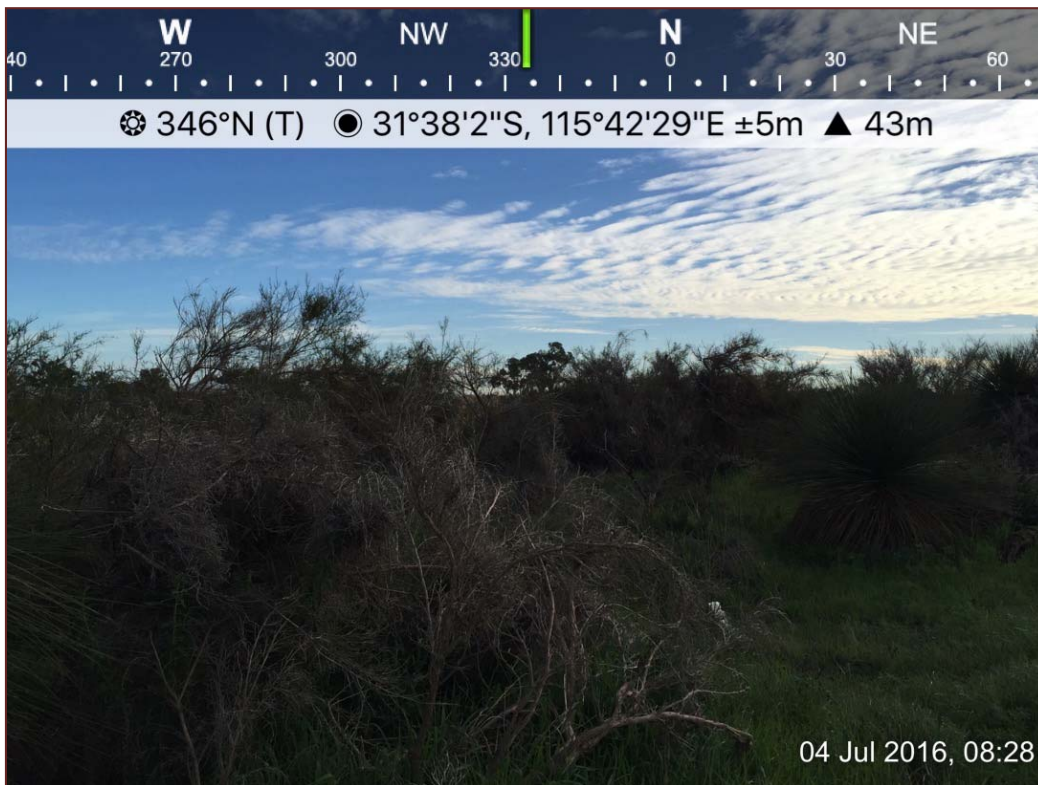


Plate 2: Class C shrubland located east of the project areas

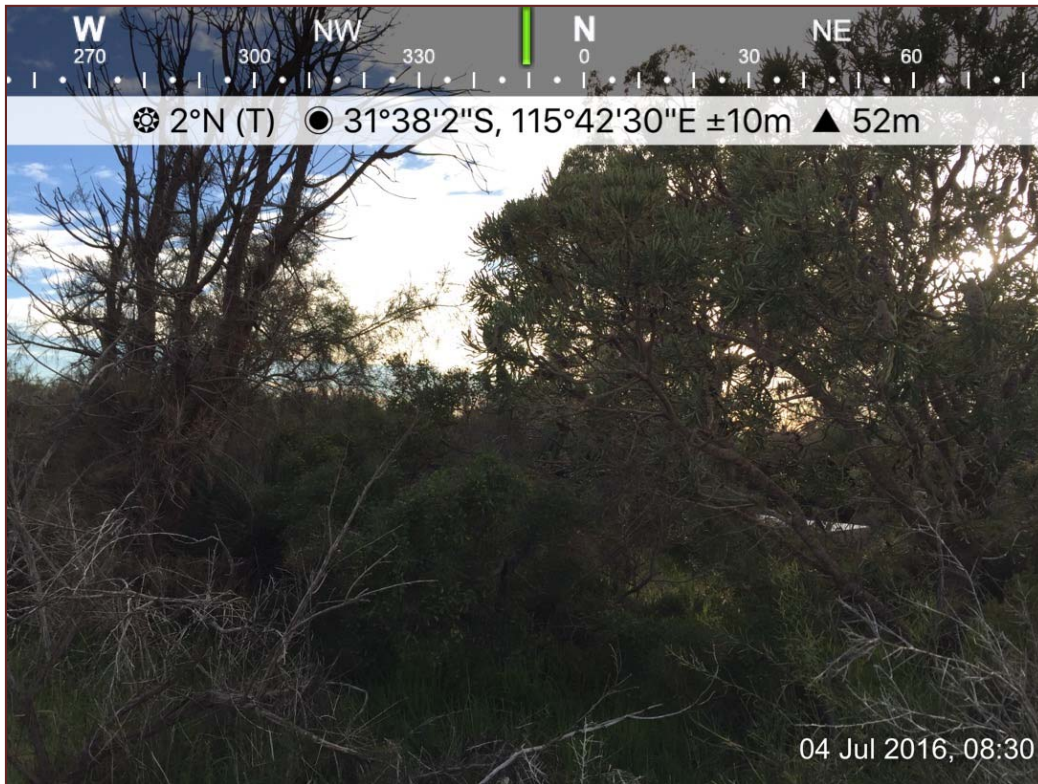
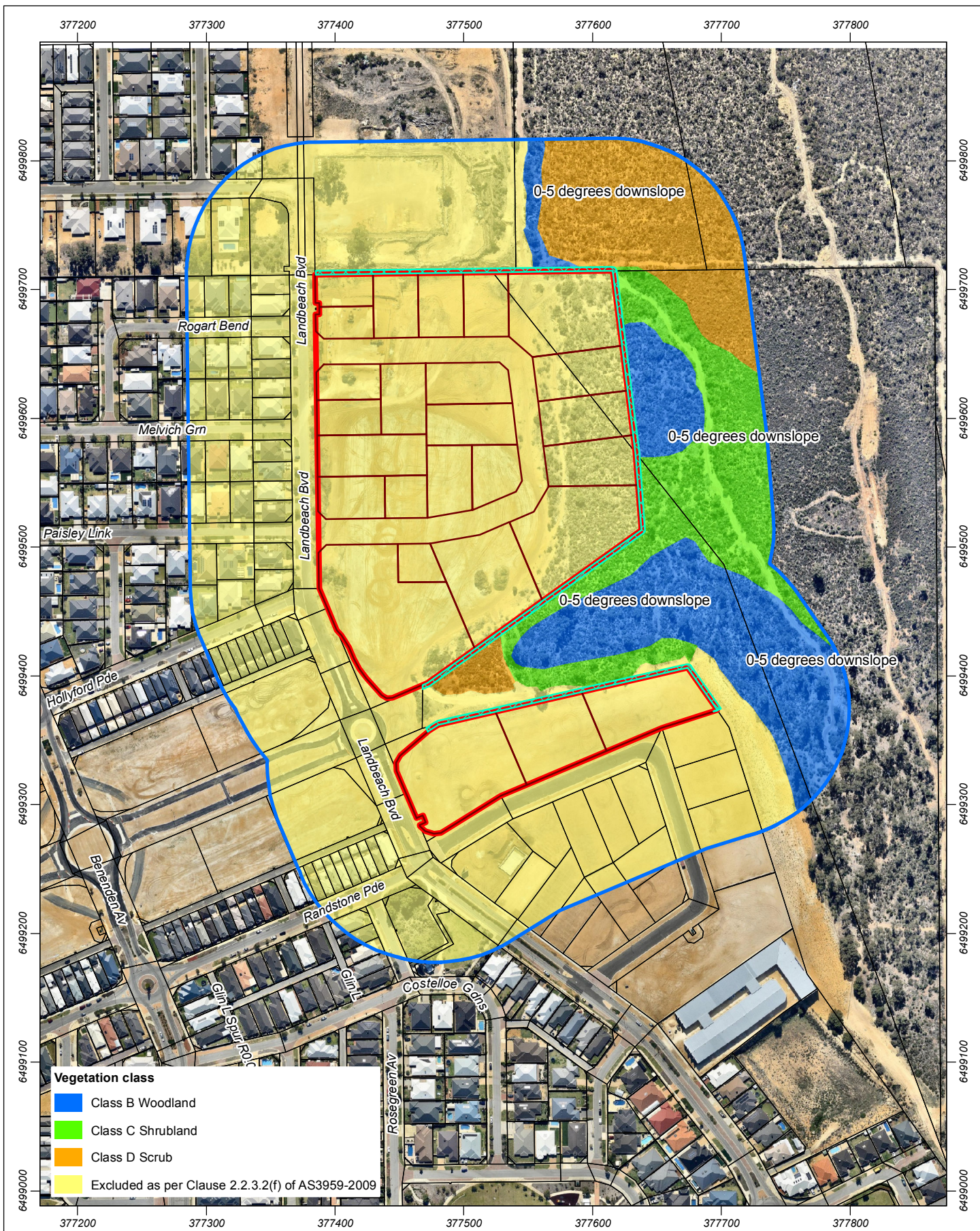


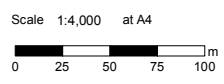
Plate 3: Class D scrub located northeast of the project areas



Plate 4: Non-vegetated land and low threat managed land excluded from classification under Clause 2.2.3.2 (e) and (f) of AS 3959




**Figure 2A: Vegetation Class**

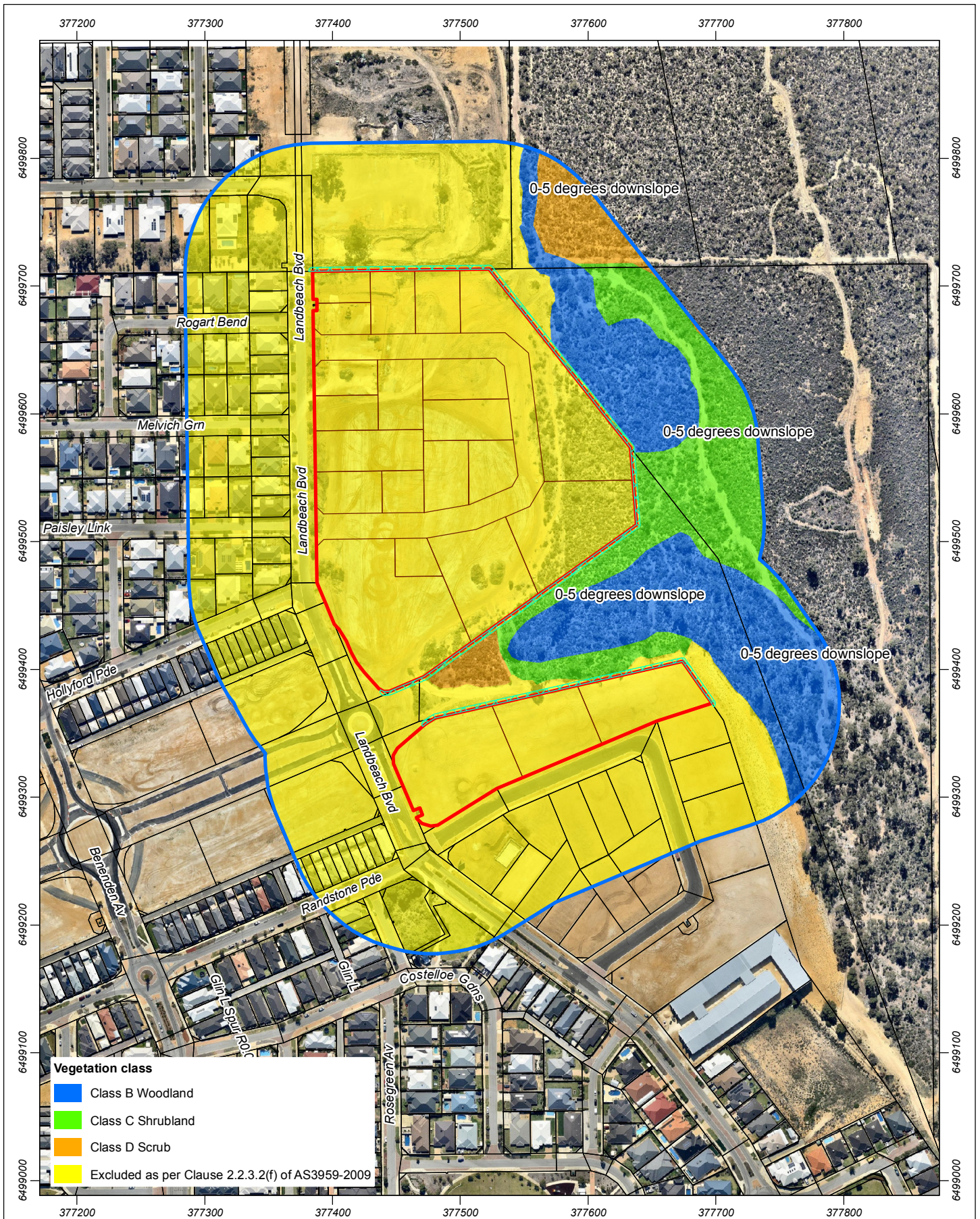


Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 8/12/2016  
 Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016. Subdivision plan: Client 07/2016.

**Legend**

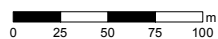
-  3m wide batter
-  Project area
-  100m wide assessment area
-  Proposed lots
-  Existing cadastre





**Figure 2B: Vegetation Class**

Scale 1:4,000 at A4



Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 9/12/2016

Author: JCrute

Source: Aerial image: Nearmap, flown 04/2016. Subdivision plan: Client 12/2016.

**Legend**

- 100m wide assessment area
- Project area
- 3m wide batter
- Proposed lots
- Existing cadastre



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### 2.2.3 Bushfire weather conditions

#### *Worst case bushfire weather conditions*

Southwest Western Australia generally experiences a cool to mild growing season in the months of August through to November of each year, followed by four months of summer drought conditions, which is when the potential for bushfire occurrence is at its peak.

Worst case (adverse) bushfire weather conditions can occur during this dry period when a low pressure trough forms off the west coast and strong winds develop from the north or northeast in the evening and early morning, followed by a strong southwest 'sea breeze' in the afternoon. These conditions are sometimes associated with 'Extreme' or 'Catastrophic' fire dangers, which are consistent with very high temperatures, low relative humidity and very strong winds. Based on the predominant summer climatic conditions of the local area, 'Extreme' and 'Catastrophic' fire dangers normally occur less than 5% of the time during the designated bushfire season, which equates to around six days between December and March (McCaw & Hanstrum 2003).

#### *Predominant bushfire weather conditions*

Predominant fire weather conditions are considered to occur 95% of the time during the designated bushfire season and these conditions generally align with average summer climatic conditions of the locality.

Average 9:00 am and 3:00 pm January wind profiles for Gingin Aero weather station (approximately 24 km to the northeast) are contained in Appendix 1. These illustrate that the predominant winds during the designated bushfire season are from the east and southeast in the morning averaging 20.9 km/h; and from the southwest in the afternoon averaging around 25.5 km/h (BoM 2016).

The mean 9:00 am and 3:00 pm relative humidity for Gingin Aero during the designated bushfire season is around 48% and 33% respectively, with average monthly maximum temperatures peaking at around 33.3°C in February.

The predominant bushfire weather conditions discussed above correlate with an average fire danger index of 'High', as determined using the Commonwealth Science and Industrial Research Organisation (CSIRO) Fire Danger and Fire Spread Calculator (CSIRO 1999).

### 2.2.4 Bushfire history, fuel age, risk of ignition and potential ignition sources

Vegetation within and directly adjacent to the project areas does not contain any evidence of recent bushfire occurrence. Woodland, shrubland and scrub vegetation to the east of the project areas contains significant amounts of surface and near surface fuels and has a relatively long fire run through high fuel load vegetation in association with Neerabup National Park.

The risk of ignition pre-development was assessed as low throughout the project areas due to the low levels of public access and visitation. The risk of ignition will potentially increase due to the long unburnt nature of vegetation adjacent to the project areas, high fuel loads and increasing levels of public access and resident occupancy at the bushland interface. The mitigation measures within this BMP have been proposed to effectively manage the bushfire hazards and risks imposed on the project areas.

The predominant sources of ignition in the area are expected to be from:

- deliberately lit fire (i.e. arson)
- lightning strike
- accidental causes, such as vehicle accidents and sparks from vehicle exhausts
- escapes from unauthorised camp fires, particularly throughout the broader fire environment and bushland reserves
- escapes from prescribed burns
- pole-top fires
- incorrect disposal of cigarettes.

### 2.2.5 Potential bushfire scenarios

Potential fire runs through vegetation adjacent to the project areas are long (approximately 11.5 km of continuous vegetation) and are associated with Neerabup National Park, which extends in a north-south orientation adjacent to the eastern boundary of the site.

Based on the above, a bushfire has the potential to ignite and occur in and around the project areas, particularly in the northeast and southeast. Should a bushfire occur in and around the project areas, the long bushfire runs may facilitate significantly elevated levels of radiant heat and ember attack as a result of the bushfire potentially reaching full rate of spread and fire escalation.

Bushfire impacts are most likely to be received from the east and southeast in the morning in association with the predominant prevailing winds from the east during the bushfire season.

### 2.2.6 Bushfire suppression response capability

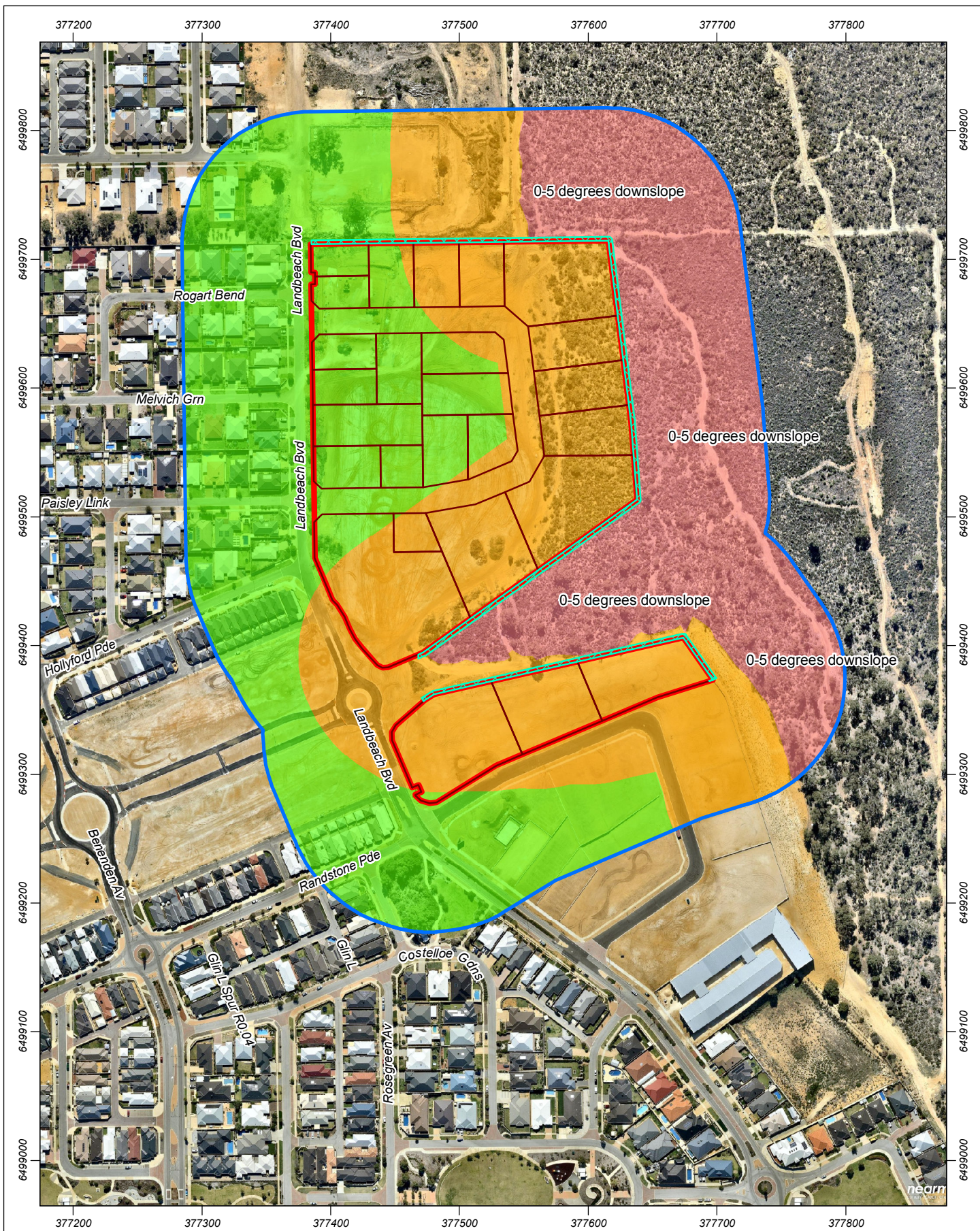
The new Butler Fire Station and local volunteer Bush Fire Brigades stationed at Quinns Rocks, Wanneroo and Two Rocks are expected to provide a best case emergency suppression response time of 40 minutes should a bushfire threaten life and property assets on or adjacent to the project areas.

## 2.3 Bushfire hazard assessment

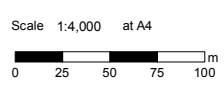
Strategen has mapped the bushfire hazard levels within 100 m of the project areas (refer to Figure 3A and Figure 3B for the respective subdivision options) on the basis of the vegetation classes identified in Section 2.2.1 and effective slope assessed in Section 2.2.2. The following bushfire hazard levels were assigned in accordance with Guideline requirements:

- Class B Woodland: 'Extreme bushfire hazard level'
- Class C Shrubland: 'Extreme bushfire hazard level'
- Class D Scrub: 'Extreme bushfire hazard level'
- land within 100 m of classified vegetation: 'Moderate bushfire hazard level'
- land excluded from classification under Clause 2.2.3.2 of AS 3959: 'Low bushfire hazard level'.





**Figure 3A: Bushfire Hazards**



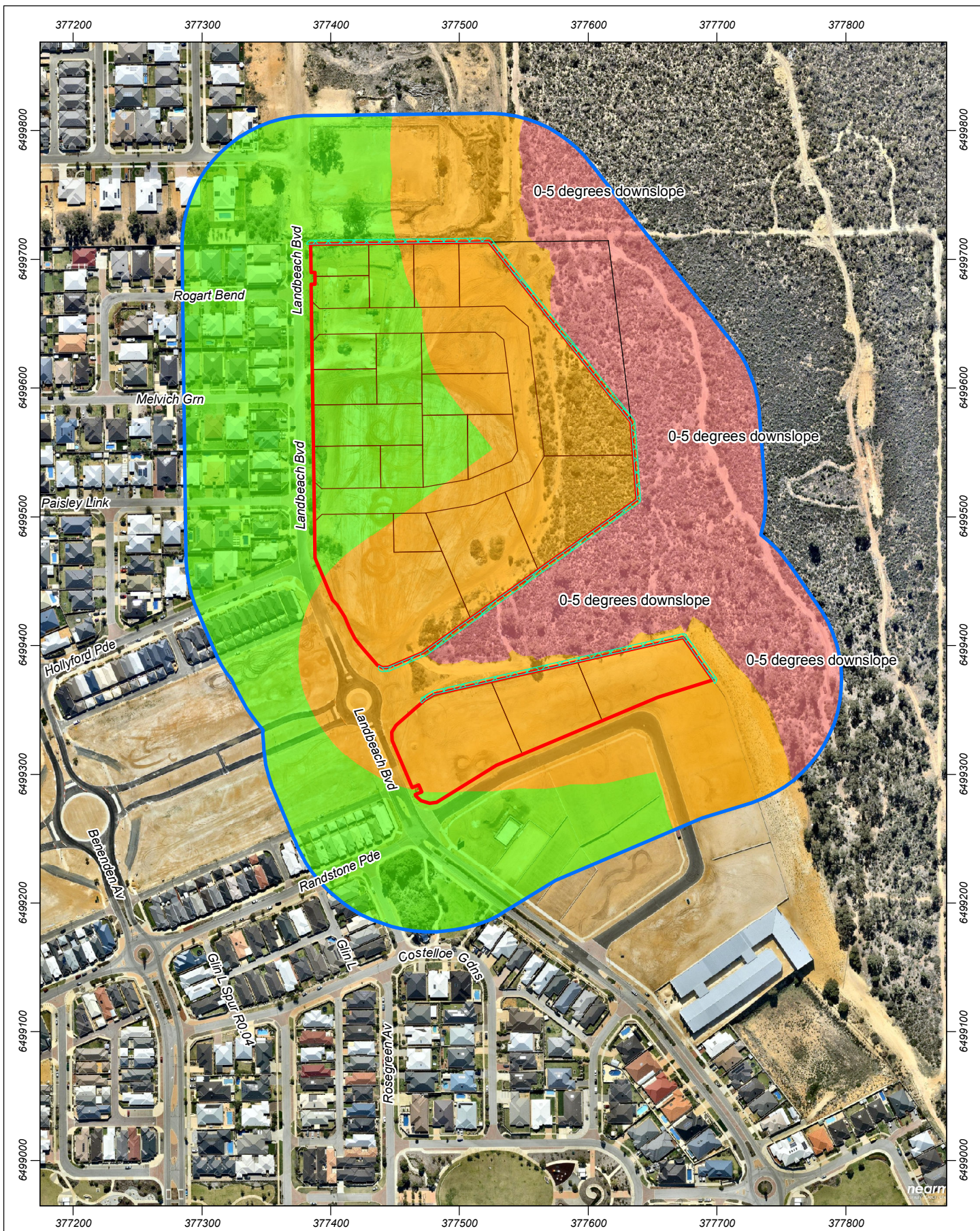
Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 8/12/2016  
 Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016.  
 Subdivision plan: Client 07/2016. Topography: SLIP, Landgate 2016.

**Legend**

- 3m wide batter
- Project area
- Existing cadastre
- Proposed lots
- 100m wide assessment area

- Bushfire Hazard Level**
- Extreme
  - Moderate
  - Low





**Figure 3B: Bushfire Hazards**

Scale 1:4,000 at A4  
 0 25 50 75 100 m



Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 8/12/2016

Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016.  
 Subdivision plan: Client 07/2016. Topography: SLIP, Landgate 2016.

**Legend**

- 100m wide assessment area
- 3m wide batter
- Project area
- Existing cadastre
- Proposed lots

**Bushfire Hazard Level**

- Extreme
- Moderate
- Low



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## 2.4 Bushfire Attack Level (BAL) contour assessment

Strategen has undertaken a BAL contour assessment adopting Method 1 in accordance with AS 3959 for proposed development situated within 100 m of classified vegetation. The BAL contours determined are based on post-development conditions in line with the proposed subdivision options, as depicted in Figure 4A and Figure 4B for each respective subdivision option.

The Method 1 procedure for calculating the BAL (as outlined in AS 3959) incorporates the following factors:

- state-adopted FDI rating
- vegetation class
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

Based on the specified BAL, building construction/separation requirements for proposed buildings can then be assigned. A Method 1 BAL calculation for proposed development is outlined in the following subsections. This assessment is considered suitable for the purposes of informing future planning/building stages; however, acceptance of the BAL contour map at future planning/building stages is at the discretion of City of Wanneroo (the City) and reassessment of the BAL for individual lots may be required. The BAL contour map is based on post-development conditions (including implementation of the bushfire management measures documented in this BMP) and may need to be revalidated should there be any change in development design, vegetation class extent or bushfire management approach.

### 2.4.1 Fire Danger Index

A blanket rating of FDI 80 is adopted for Western Australian environments, as outlined in AS 3959 and endorsed by Australasian Fire and Emergency Service Authorities Council.

### 2.4.2 Vegetation class

Vegetation class is described in Section 2.2.1 and depicted in Figure 2A and Figure 2B for each respective subdivision option and consists of woodland (Class B), shrubland (Class C) and scrub (Class D).

### 2.4.3 Effective slope

Effective slope is described in Section 2.2.2 and was assessed to be down-slope at >0–5 degrees.

### 2.4.4 Distance between proposed development areas and the classified vegetation

A minimum 17 m wide Asset Protection Zone (APZ) will be implemented at the bushland interface to ensure development is avoided in BAL–40 and BAL–FZ areas. BAL contour widths are set in accordance with AS 3959 provisions, as outlined in Table 1.

### 2.4.5 Method 1 BAL calculation

BAL contours have been generated on the basis of the above information in accordance with Method 1 of AS 3959 to determine the indicative acceptable BAL ratings across the site. BAL contours are depicted in Figure 4A and Figure 4B for each respective subdivision option and BAL calculation details are outlined in Table 1.

The BAL rating gives an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by proposed buildings and subsequently informs the standard of building construction required to increase building tolerance to potentially withstand such impacts in line with the assessed BAL.

Table 1: Method 1 BAL calculation (BAL contours)

Vegetation class	Effective slope	Distance from classified vegetation (BAL contour width)	BAL	Comments
Class B Woodland	Downslope >0–5 degrees	0–<13 m	BAL FZ	Development will not be located in this area
		13–<17 m	BAL 40	Development will not be located in this area
		17–<25 m	BAL 29	Development may be located in this area
		25–<35 m	BAL 19	Development may be located in this area
		35–<100 m	BAL 12.5	Development may be located in this area
Class C Shrubland	Downslope >0–5 degrees	0–<7 m	BAL FZ	Development will not be located in this area
		7–<10 m	BAL 40	Development will not be located in this area
		10–<15 m	BAL 29	Development will not be located in this area
		15–<22 m	BAL 19	Development may be located in this area
		22–<100 m	BAL 12.5	Development may be located in this area
Class D Scrub	Downslope >0–5 degrees	0–<11 m	BAL FZ	Development will not be located in this area
		11–<15 m	BAL 40	Development will not be located in this area
		15–<22 m	BAL 29	Development may be located in this area
		22–<31 m	BAL 19	Development may be located in this area
		31–<100 m	BAL 12.5	Development may be located in this area

Section 6.6.2 of SPP 3.7 states that subdivision and development applications in areas of BAL 40 or BAL FZ will not be supported without extraordinary planning approval. Therefore, all proposed lots must be able to accommodate future buildings outside of areas subject to BAL FZ or BAL 40 to avoid applying for extraordinary planning approval (i.e. proposal for unavoidable or minor development).

In the case of the subdivision application for Business Park North; the proposed commercial and industrial buildings are covered under Class 5 of the National Construction Code and therefore the bushfire construction provisions of AS 3959 as per the assessed BALs will not apply to proposed buildings. In these instances, the applicant has the discretion to utilise any or all of the elements of AS 3959 in the construction of the building that they deem appropriate. Notwithstanding this, the separation distances specified in SPP 3.7 between bushfire prone land and proposed buildings still apply (i.e. buildings must be located outside of BAL FZ and BAL 40 areas).

### 3. Bushfire management measures

Strategen has identified a range of bushfire management measures that on implementation will enable all proposed lots to be developed whilst maintaining a manageable level of bushfire risk and compliance with the Guidelines. The bushfire management measures are discussed in the following subsections.

#### 3.1 Asset Protection Zones (APZs) and fuel management

Strategen has designated areas of separation between classified vegetation and proposed buildings in the form of an APZ. The width of the APZ has been determined on the basis of avoiding development in areas of BAL-40 and BAL-FZ. Therefore, a minimum 17 m wide APZ will be maintained between all proposed buildings and classified vegetation and this will be in the form of building setbacks and adjacent cleared firebreaks/batters.

APZs are low fuel areas where buildings are prohibited and are required to be maintained on a regular and ongoing basis at a fuel load less than 2 t/ha to achieve a low threat minimal fuel condition status all year round. Overstorey trees can be retained to some extent within the APZ provided all flammable material including understorey grasses, weeds, shrubs and scrub are removed from the fuel profile, essentially creating a managed parkland cleared landscape, which would result in a diminishing level of radiant heat, ember attack and fire rate of spread at the building interface.

Hazard Separation Zones (HSZs) are not required around individual lot APZs in this instance due to compliance with AS 3959 provisions.

A narrow strip of newly planted revegetation occurs adjacent east of Lot 715 and at maturity this vegetation may pose a bushfire risk to proposed development. In response to this, all scrub vegetation in the revegetated area will be removed and replaced with low, non-flammable groundcover species (e.g. pigface) amongst a sparse overstorey tree canopy to achieve a low threat, minimal fuel condition status in accordance with Clause 2.2.3.2 (f) of AS 3959.

#### 3.2 Increased building construction standards

Proposed development will be situated in areas of BAL 29 or lower following implementation of a 17 m wide APZ at the bushland interface. However, Strategen reiterates that proposed commercial and industrial buildings are covered under Class 5 of the National Construction Code and therefore the bushfire construction provisions of AS 3959 as per the assessed BALs will not apply to proposed buildings. In these instances, the applicant has the discretion to utilise any or all of the elements of AS 3959 in the construction of the building that they deem appropriate.

#### 3.3 Vehicular access

The proposed vehicular access network will ensure no dead ends or cul-de-sacs are created and at least two different vehicle access routes are provided, these being via linkage with Landbeach Boulevard and Butler Boulevard to the west and Amesbury Loop to the south.

All public roads created as part of the subdivision will comply with technical requirements of the Guidelines, as outlined in Table 2.

Table 2: Vehicular access technical requirements

Technical requirement	Public roads
Minimum trafficable surface (m)	6*
Horizontal distance (m)	6
Vertical clearance (m)	4.5
Maximum grade <50 m	1 in 10
Minimum weight capacity (t)	15
Maximum crossfall	1 in 33
Curves minimum inner radius	8.5

\* Refer to E3.2 Public roads: Trafficable surface

Source: WAPC 2015b

### 3.4 Reticulated water supply

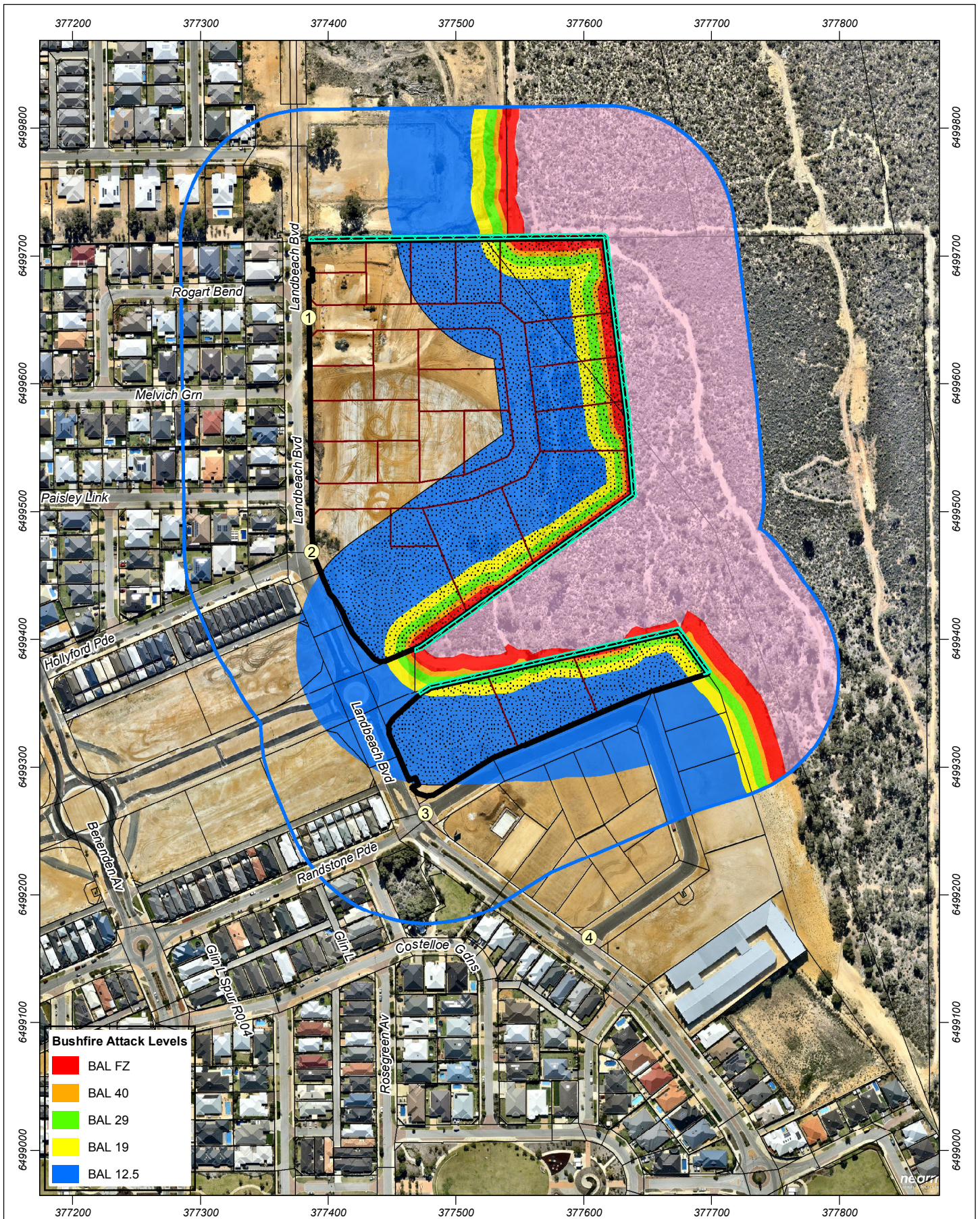
All proposed lots will be provided a reticulated water supply through extension of existing services from adjacent development areas. The reticulated system will ensure an all year round supply of water is provided for each lot to meet minimum potable and emergency water supply requirements.

A network of hydrants will also be provided along the internal road network at locations which meet relevant water supply authority and DFES requirements, in particular the Water Corporation Design Standard DS 63 'Water Reticulation Standard Design and Construction Requirements for Water Reticulation Systems up to DN250'. This standard will guide construction of the internal reticulated water supply system and fire hydrant network, including spacing and positioning of fire hydrants so that the maximum distance between a hydrant and the rear of a building envelope (or in the absence of a building envelope, the rear of the lot) shall be 120 m and the hydrants shall be no more than 200 m apart.

### 3.5 Additional measures

Strategen makes the following additional recommendations to inform ongoing stages of development:

1. Notification on Title: notification is to be placed on the Title of all proposed lots located within a designated bushfire prone area as a condition of subdivision to ensure all landowners/proponents and prospective purchasers are aware that a BMP has been prepared over the site.
2. Compliance with the City of Wanneroo annual firebreak notice: the developer/land manager and prospective land purchasers are to comply with the current City of Wanneroo annual firebreak notice (Appendix 2).
3. BMP addendum or individual lot BAL assessment: an addendum to this BMP or individual lot BAL assessment may be prepared at the discretion of the decision making authority to support future planning or building stages in response to any significant changes in development design (i.e. lot layout), post development extent of vegetation class or bushfire management approach.



**Figure 4A: Bushfire Management Plan: Brighton Business Park North Development**









Scale 1:4,000 at A4  
 0 25 50 75 100 m

Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 9/12/2016

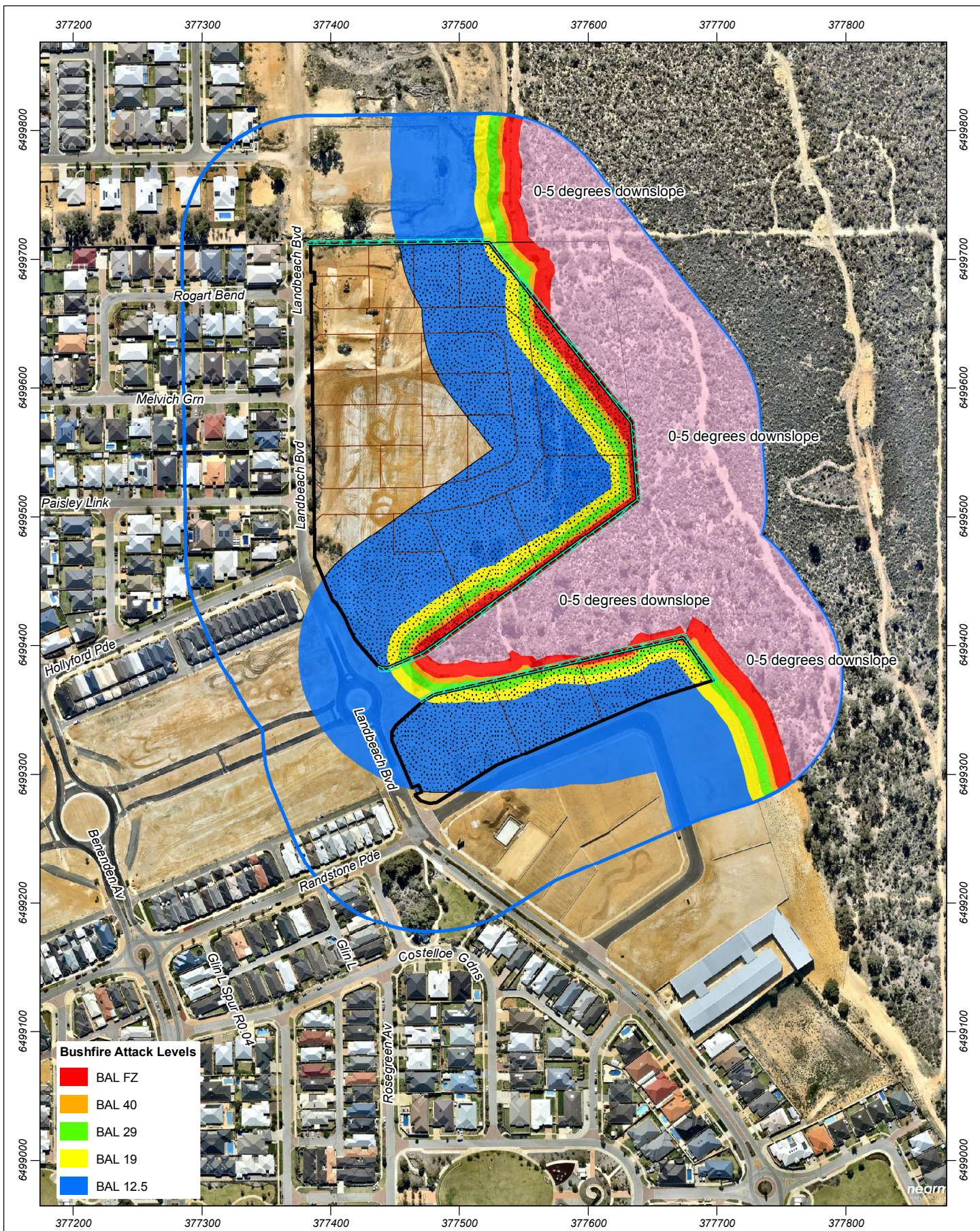
Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016.  
 Subdivision plan: Client 07/2016. Topography: SLIP, Landgate 2016.

Path: Q:\Consult\2016\SPG\SPG16211\ArcMap\_documents\R002\SPG16211\_01\_R002\_RevB\_F004A.mxd

**Legend**

-  Vehicular access points
-  3m wide batter
-  100m wide BAL application area
-  100m wide assessment area
-  Project area
-  Proposed lots
-  Native vegetation
-  Existing cadastre





**Figure 4B: Bushfire Management Plan: Brighton Business Park North Development**

Scale 1:4,000 at A4  
 0 25 50 75 100 m

Coordinate System: GDA 1994 MGA Zone 50  
 Note that positional errors may occur in some areas  
 Date: 9/12/2016

Author: JCrute  
 Source: Aerial image: Nearmap, flown 04/2016.  
 Subdivision plan: Client 12/2016. Topography: SLIP, Landgate 2016.

**Legend**

- Native vegetation
- 3m wide batter
- 100m wide application area
- 100m wide assessment area
- Project area
- Proposed lots
- Existing cadastre





## 4. Proposal compliance and justification

The following information has been referenced from SPP 3.7 to demonstrate that the proposed development is compliant with the requirements of SPP 3.7 and associated guidelines.

The proposed Brighton Business Park North Development is required to comply with SPP 3.7 and the Guidelines, as required under the following policy measures:

### 6.2 Strategic planning proposals, subdivision and development applications

a) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with these policy measures.

b) Any strategic planning proposal, subdivision or development application in an area to which policy measure 6.2 a) applies, that has or will, on completion, have a moderate BHL and/or where BAL-12.5 to BAL-29 applies, may be considered for approval where it can be undertaken in accordance with policy measures 6.3, 6.4 or 6.5.

c) This policy also applies where an area is not yet designated as a bushfire prone area but is proposed to be developed in a way that introduces a bushfire hazard, as outlined in the Guidelines.

### 6.4 Information to accompany subdivision applications

Any subdivision application to which policy measure 6.2 applies is to be accompanied by the following information in accordance with the Guidelines:

a) a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner;

b) the identification of any bushfire hazard issues arising from the BAL Contour Map; and

c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the subdivision site.

Implementation of this BMP is expected to meet the following objectives of SPP 3.7:

- 5.1: Avoid increasing the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact is paramount
- 5.2: Reduce vulnerability to bushfire through the identification and assessment of bushfire hazards in decision-making at all stages of the planning and development process
- 5.3: Ensure that planning proposals and development applications take into account bushfire protection requirements and include specified bushfire protection measures where land has or will have a moderate or extreme bushfire hazard level, and/ or where a rating higher than BAL-Low applies
- 5.4: Achieve a responsible approach between bushfire management measures and landscape amenity and biodiversity conservation values, with consideration of the potential impacts of climate change.

In response to the above requirements of SPP 3.7 and the Guidelines, bushfire management measures, as outlined in Section 3 have been devised for the proposed development accordance with Guideline acceptable solutions where possible to meet compliance with bushfire protection criteria. An 'acceptable solutions' assessment' is provided in Table 3 to assess the proposed bushfire management measures against each bushfire protection criteria in accordance with the Guidelines and demonstrate that the measures proposed meet the intent of each element of the bushfire protection criteria.

Table 3: Acceptable solutions assessment against bushfire protection criteria

Bushfire protection criteria	Intent	Solution	Proposed bushfire management measures	Compliance statement
<b>Element 1: Location</b>	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure	<p><u>Acceptable solution</u></p> <p>A1.1 Development location The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.</p>	Refer to Section 3.2, which demonstrates that development will only occur in areas of BAL-29 or lower. No development will occur in BAL-40 or BAL-FZ areas.	The measures proposed are considered to comply and meet the intent of Element 1 Location.
<b>Element 2: Siting and design of development</b>	To ensure that the siting and design of development minimises the level of bushfire impact	<p><u>Acceptable solution</u></p> <p>A2.1 Asset Protection Zone Every building is surrounded by an APZ, depicted on submitted plans, which meets detailed requirements (refer to the Guidelines for detailed APZ requirements).</p>	Refer to Section 3.1, which demonstrates that an APZ will be implemented at all bushland interfaces to achieve a rating of BAL-29 or lower.	The measures proposed are considered to comply and meet the intent of Element 2 Siting and design of development.
		<p><u>Acceptable solution</u></p> <p>A2.2 Hazard Separation Zone Every building and its contiguous APZ is surrounded by an HSZ, depicted on submitted plans, that meets detailed requirements (refer to the Guidelines for detailed HSZ requirements). An HSZ may not be required if the proposed construction meets the standard appropriate to the BAL for that location, and does not exceed BAL-29.</p>	HSZs are not proposed in this instance since compliance with AS 3959 will be achieved.	
<b>Element 3: Vehicular access</b>	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event	<p><u>Acceptable solution</u></p> <p>A3.1 Two access routes</p> <p>Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.</p>	Refer to Section 3.3, which demonstrate that a minimum of two different vehicular access routes will be provided for all proposed lots via the internal road network.	The measures proposed are considered to comply and meet the intent of Element 3 Vehicular access.
		<p><u>Acceptable solution</u></p> <p>A3.2 Public road A public road is to meet the requirements in Table 2, Column 1.</p>	Refer to Section 3.3, which demonstrates that all proposed public roads will meet minimum technical requirements of the Guidelines.	
		<p>A3.3 Cul-de-sac (including a dead-end-road</p> <p>A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), detailed requirements will need to be achieved (refer to the Guidelines for detailed cul-de-sac requirements).</p>	N/A No cul-de-sacs proposed as part of the development.	

Bushfire protection criteria	Intent	Solution	Proposed bushfire management measures	Compliance statement
		<p>A3.4 Battle-axe Battle-axe access leg should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) detailed requirements will need to be achieved (refer to the Guidelines for detailed battle-axe requirements).</p>	N/A No battle-axe lots are proposed as part of the development.	
		<p>A3.5 Private driveway longer than 50 m A private driveway is to meet detailed requirements (refer to the Guidelines for detailed private driveway requirements).</p>	N/A No private driveways longer than 50 m are proposed as part of the development.	
		<p>A3.6 Emergency access way An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet detailed requirements (refer to the Guidelines for detailed EAW requirements).</p>	N/A No emergency access ways are required as part of the development.	
		<p>A3.7 Fire service access routes (perimeter roads) Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for fire fighting purposes. Fire service access routes are to meet detailed requirements (refer to the Guidelines for detailed fire service access route requirements).</p>	N/A No fire service access routes are required as part of the development.	
		<p>A3.8 Firebreak width Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.</p>	Refer to Section 3.5, which demonstrates that all future users of the land will be required to comply with the current City of Wanneroo annual firebreak notice.	
<b>Element 4: Water</b>	To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.	<p>A4.1 Reticulated areas The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.</p>	Refer to Section 3.4, which demonstrates that all proposed lots will be provided a reticulated water supply and network of hydrants in accordance with local water authority, City and DFES requirements.	The measures proposed are considered to comply and meet the intent of Element 4 Water.

Bushfire protection criteria	Intent	Solution	Proposed bushfire management measures	Compliance statement
		<p>A4.2 Non-reticulated areas Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet detailed requirements (refer to the Guidelines for detailed requirements for non-reticulated areas).</p> <p>A4.3 Individual lots within non-reticulated areas (Only for use if creating 1 additional lot and cannot be applied cumulatively) Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10 000 litres.</p>	<p>N/A The proposed development will not occur within a non-reticulated area.</p> <p>N/A The proposed development will not occur within a non-reticulated area.</p>	

## 5. Implementation and enforcement

Implementation of the BMP applies to the developer and prospective landowners to ensure bushfire management measures are adopted and implemented on an ongoing basis. A works program and summary of bushfire management measures is provided in Table 4. These measures will be implemented to ensure the ongoing protection of proposed life and property assets is achieved. Timing and responsibilities are also defined to assist with implementation of each measure.

Table 4: Proposed works program

Bushfire management measure	Timing for application	Responsibility
Creation and ongoing maintenance of APZs	APZs are to be created where required, prior to building construction, and maintained as required to ensure they are kept in a low threat minimal fuel condition on a regular and ongoing basis	Developer during development, relevant land authority/manager where required following completion of development
Fuel modification within revegetation area	Prior to building construction	Developer
Implementation of increased building construction standards	At the discretion of the developer/prospective landowner	Developer, prospective landowners, builder
Construction of public roads	Following subdivision approval and prior to individual lot development	Developer
Provision of reticulated water supply and fire hydrant network	Following subdivision approval and prior to individual lot development	Developer
Notification on Title	Following subdivision approval	Developer
Reassessment of the BAL	Following any significant change in lot design, vegetation class extent or bushfire management approach.	Developer, prospective landowners
Compliance with the current City of Wanneroo annual firebreak notice	All year round as specified in the firebreak notice (Appendix 2)	Developer/land manager/prospective landowners

### 5.1 Document review

This BMP will be updated as necessary following the date of approval to ensure:

1. Implementation is assessed and corrective actions are applied in cases of non-compliance.
2. The effectiveness and impact of fire prevention work is evaluated and any significant changes in development design or the surrounding environment are reassessed in a BMP addendum.

The developer will be responsible for updating and revising the BMP as required until such time that the development is complete.

## 6. References

- Bureau of Meteorology (BoM) 2016, Climate statistics for Australian locations: Monthly climate statistics for Gingin Aero, [Online], Commonwealth of Australia, available from: [http://www.bom.gov.au/climate/averages/tables/cw\\_009178.shtml](http://www.bom.gov.au/climate/averages/tables/cw_009178.shtml) , [15 July 2016].
- Commonwealth Science and Industrial Research Organisation (CSIRO) 1999, Fire Danger and Fire Spread Calculator, Commonwealth Science and Industrial Research Organisation, Perth.
- Department of Fire and Emergency Services (DFES) 2016, Map of Bush Fire Prone Areas, [Online], Government of Western Australia, available from: <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>, [15 July 2016].
- Department of Planning (DoP) 2016, *Visual guide for bushfire risk assessment in Western Australia*, Department of Planning, Perth, WA.
- McCaw L and Hanstrum B 2003, 'Fire environment of Mediterranean south-west Western Australia', in *Fire in Ecosystems of South-West Western Australia: Impacts and Management*, eds I Abbott & ND Burrows, Backhuys Publishers, Leiden, Netherlands, pp. 171–188.
- Standards Australia (SA) 2009, Australian Standard AS 3959–2009 Construction of Buildings in Bushfire-prone Areas, Standards Australia, Sydney.
- Western Australian Planning Commission (WAPC) 2015a, State Planning Policy 3.7 Planning in Bushfire-Prone Areas, Western Australian Planning Commission, Perth.
- Western Australian Planning Commission (WAPC) 2015b, Guidelines for Planning in Bushfire-Prone Areas, Western Australian Planning Commission, Perth.

**Appendix 1**  
**January wind profiles for Gingin Aero**  
**Weather Station**





# Rose of Wind direction versus Wind speed in km/h (01 May 1996 to 30 Sep 2010)

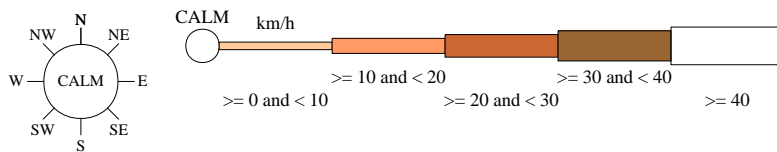
Custom times selected, refer to attached note for details

## GINGIN AERO

Site No: 009178 • Opened Jan 1968 • Still Open • Latitude: -31.4628° • Longitude: 115.8642° • Elevation 73m

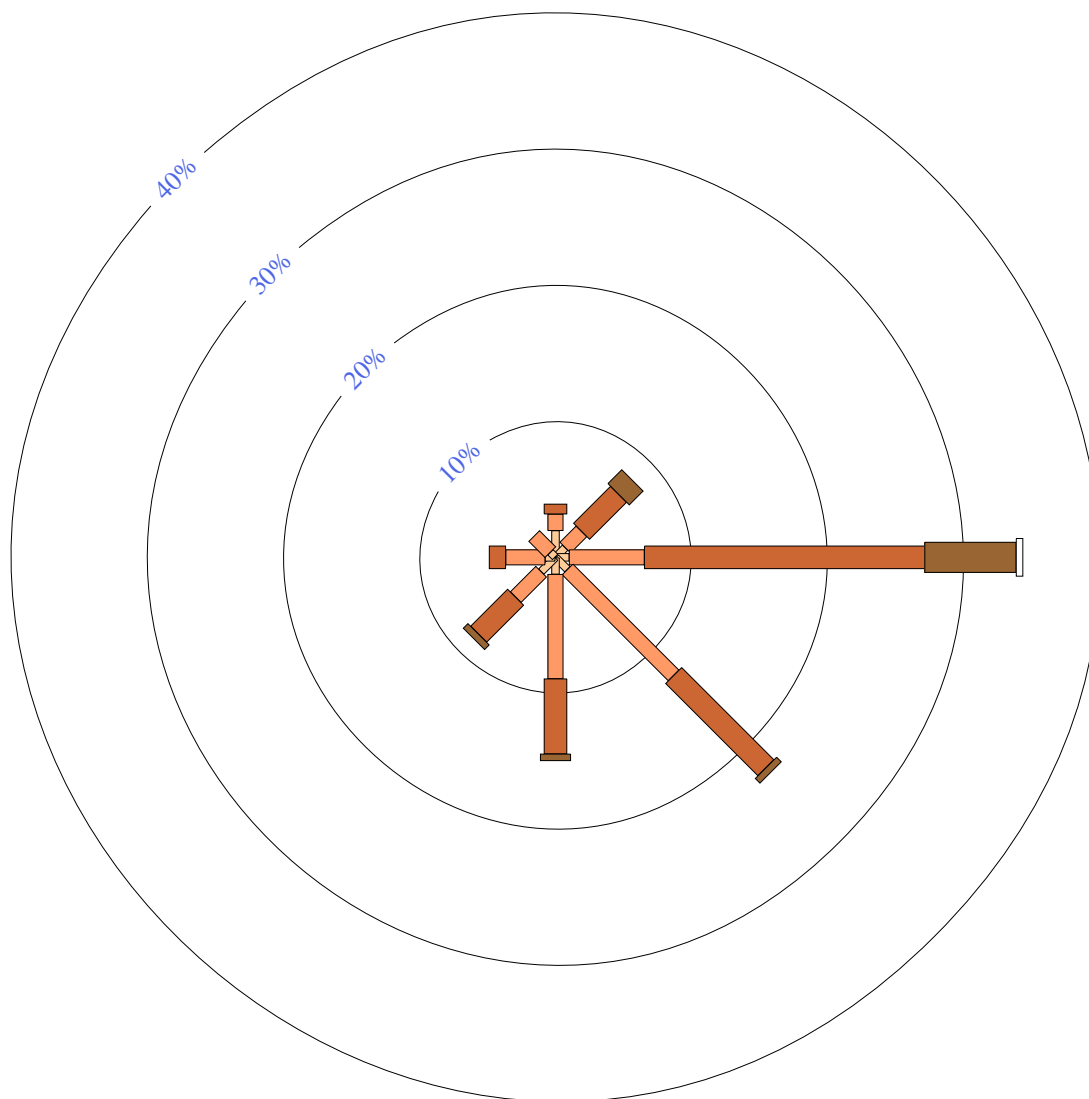
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Jan  
411 Total Observations

Calm \*



# Rose of Wind direction versus Wind speed in km/h (01 May 1996 to 30 Sep 2010)

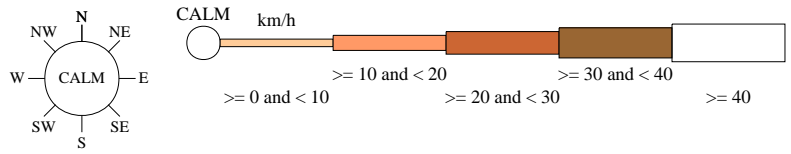
Custom times selected, refer to attached note for details

## GINGIN AERO

Site No: 009178 • Opened Jan 1968 • Still Open • Latitude: -31.4628° • Longitude: 115.8642° • Elevation 73m

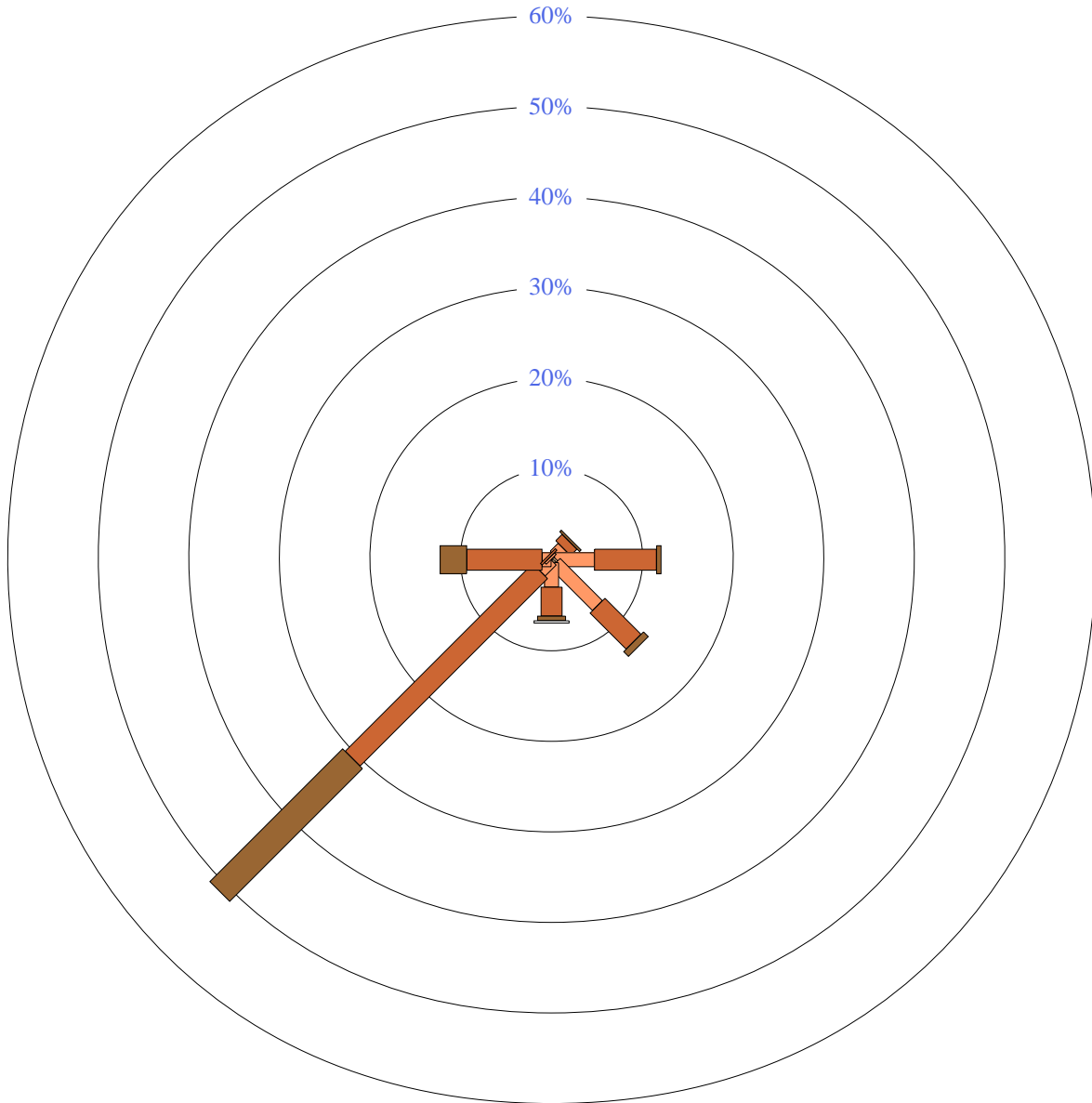
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Jan  
410 Total Observations

Calm \*



**Appendix 2**  
**City of Wanneroo annual firebreak**  
**notice**



## Protect your home and property from bushfires

NOTICE TO ALL OWNERS OR OCCUPIERS OF LAND IN THE DISTRICT OF THE CITY OF WANNEROO REGARDING FIREBREAKS.

The City of Wanneroo hereby gives notice pursuant to Section 33 of the **Bush Fires Act 1954** to all owners or occupiers of land in its district that they are required on or before 15 November, or within 14 days of becoming the owner or occupier of the land if that occurs after the 15 November, to annually plough, cultivate, scarify, or otherwise clear firebreaks as specified in this Notice and thereafter up to, and including the 30 April, annually, to maintain the firebreaks clear of flammable matter.

### 1. Land having an area of 2000m<sup>2</sup> or more

A firebreak not less than 3 metres wide and 3 metres high immediately inside and around all external boundaries of the land must be cleared.

### 2. Land having an area of less than 2000m<sup>2</sup>

A firebreak not less than 2 metres wide and 2 metres high immediately inside and around all external boundaries of the land must be cleared.

### 3. Buildings

A firebreak not less than 3 metres wide immediately around all external walls of every building must be cleared. Whenever a firebreak is cleared by burning the provisions of the Act and Regulations made thereunder must be observed. If pursuant to Item (2) of this Notice, mowing or slashing is carried out the height of vegetation thereafter must not exceed, as far as is reasonably practicable, 20mm over the entire area of the firebreak. The use of chemicals is subject to all restrictions imposed by the Department of Agriculture. Attention is drawn to the Flammable Liquids Regulations made under the Explosives and Dangerous Goods Act 1961, which requires a site on which flammable liquid is stored to be totally cleared of all flammable material for a minimum distance of 5 metres surrounding the site.

If it is considered to be impracticable for any reason to comply with the provisions of this Notice, application may be made not later than the 1st day of November annually to the Council or its authorised officer for permission to provide alternative fire protection measures. If permission is not granted the requirements of this Notice must be complied with.

### Penalty

An owner or occupier of land who fails or neglects in any respect to comply with the requirements of this Notice is liable to a maximum fine of \$5,000.

### DATES TO REMEMBER

- Firebreaks must be cleared by **15 November (AND KEPT CLEAR UNTIL APRIL 30)**
- Burning permits required all year round
- Burning prohibited between **1 December to 31 March**

## When and how to obtain a fire permit

Permits are available from the City of Wanneroo at the following locations:

### WANNEROO ANIMAL CARE CENTRE

Located at the rear of the Ashby Operations Centre, 1204 Wanneroo Road, Ashby

The City's Rangers / Fire Control Officers are available to issue permits 7 days a week\* from 4pm - 6pm

\*Except Good Friday

### CITY OF WANNEROO CIVIC CENTRE

23 Dundee Road, Wanneroo

The City's Fire Control Officers / Permit Issuing Officers are available to issue permits Monday to Friday 9am - 4pm

### NEED ADVICE?

Further advice about how to protect your home, constructing firebreaks, and when and how to burn off, is available from the City of Wanneroo during office hours on 9405 5000.



City of  
Wanneroo

23 Dundee Road, Wanneroo, WA 6065

Locked Bag 1, Wanneroo, WA 6946

T : (08) 9405 5000 F : (08) 9405 5499

After Hours : 1300 13 83 93

E : enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au  

PROTECT YOUR HOME  
AND PROPERTY FROM  
BUSHFIRES



City of  
Wanneroo

## Keeping your home safe from fire

There are a number of ways you can help keep your home safe from fire:

- Install smoke detectors in your home
- Clear vegetation away from the walls of your home
- Clear all rubbish and flammable material from around your home to create a 20 metre circle of safety
- Store firewood, timber, petrol, and kerosene well away from your home
- Prior to summer, clean all leaves and debris from your gutters
- Don't have flammable trees such as conifers near buildings
- Have branches trimmed that overhang the house or powerlines
- Fit wire insect screens or shutters to windows and glass doors

If a firebreak is impractical along your boundary for environmental or other reasons notify the City of Wanneroo by 1 October to obtain permission to install firebreaks in alternative positions, or of a different nature.

### ALTERNATIVE METHODS OF REDUCING FIRE HAZARDS ON VACANT LAND

- For urban land less than 2000m<sup>2</sup>, if mowing or slashing is carried out, the height of the vegetation must not exceed, as far as is reasonably practical, 20mm over the entire area of the firebreak
- The use of chemicals is subject to all restrictions imposed by the Department of Agriculture
- Mulching • Disposal at an authorised rubbish tip site

## When and how to burn

### NO BURNING FROM 1 DECEMBER - 31 MARCH

Burning off - that is, bush/running fire including grass, on any land is totally prohibited between 1 December and 31 March. Fire permits for burning material other than garden rubbish are required all year round.

A person in control of the fire must stay with the fire until it is completely extinguished.

### GARDEN RUBBISH AND REFUSE

The burning of garden refuse is permitted between the hours of 6pm and 11pm, provided the fire danger rating is not VERY HIGH, SEVERE, EXTREME or CATASTROPHIC or a TOTAL FIRE BAN has been declared.

Fire danger rating signs are located at the following locations:

- Corner of Joondalup Drive and Wanneroo Road
- Wanneroo Road, south of the Yanchep Beach Road turn off
- Wanneroo Road, Carabooda • Marmion Avenue, Jindalee
- Neaves Road, Mariginiup • Old Yanchep Road, Pinjar
- Gnaragara Road, Landsdale • Country Side Drive, Two Rocks

Other points to remember when burning garden refuse and rubbish are:

- All bush and flammable material must be thoroughly cleared within two metres of all points of the site of the fire
- The material must be on the ground, and be no more than one metre wide and one metre high

Only one heap may be burnt at any one time  
Incinerators may be used providing:

- The incinerator is properly constructed and designed to prevent the escape of sparks of burning material
- The incinerator is situated not less than two metres away from a building or fence
- An area of two metres surrounding the incinerator is clear of all flammable material

### BARBECUES

Only gas or electric barbecues may be lit during VERY HIGH, SEVERE, EXTREME or CATASTROPHIC fire danger rating or declared TOTAL FIRE BAN. The lighting of solid fuel barbecues is not permitted on these days.

### SMOKE NUISANCES

City of Wanneroo residents are advised to be mindful of smoke issues associated with any burning that they conduct. Steps should be taken to avoid undue smoke impact to neighbours and adjacent roads. Smoke across roadways can severely impact motorists' visibility and therefore road safety. Issues of smoke nuisance are regulated by the Waste Avoidance and Resource Recovery Act 2007.

### CAMPFIRES

Campfires must not be lit on VERY HIGH, SEVERE, EXTREME or CATASTROPHIC fire danger days or declared TOTAL FIRE BAN. A person must remain in attendance at the site during the whole time the fire is burning. The user must extinguish the fire using water or earth before leaving the area.

## Hints for safer burning

- Don't light a fire on a hot or windy day
- Don't burn more than you can control
- Let your neighbours know you'll be burning material
- Make sure smoke and sparks will not affect your neighbour's washing or enter open windows
- Cut or rake long grass around trees, building and fences before burning
- Burn against the wind
- On a sloping block, burn from the top down
- Keep a hose or spray pack at hand to dampen down fierce fires
- If in doubt, don't burn material yourself - call the Volunteer Fire Brigade
- Stay with the fire until it is completely extinguished
- Where possible, don't burn any closer than 20 metres from your home or other buildings

## Penalties

Under the Bush Fires Act 1954, failing to comply with regulations can result in a fine ranging from \$250 to \$250,000 or imprisonment.

Failure to maintain 2/3 metre firebreak as per firebreak order	\$250
Offence relating to lighting fire in the open air	\$250
Setting fire to bush during prohibited burning times	\$250
Failure of occupier to extinguish bush fire	\$250

Major offences result in Court action with fines ranging from \$250 to \$250,000 or imprisonment for 14 years.

### THE BIGGEST PENALTY OF ALL

The biggest penalty of all would be losing your loved ones or home to fire. Please ensure you, your family and your home are kept safe by taking the necessary precautions.

## Special rural and residential land

Owners and occupiers of special rural and special residential land should be aware of their responsibilities to take bush fire prevention measures, while ensuring they do not contravene Town Planning Scheme provisions which control the removal of vegetation in Special Residential and Special Rural Zones.

These special rural zones were created in areas of natural flora, and the Scheme recognises the importance of preserving the natural environment in these areas. Anyone found cutting down, lopping or damaging trees in these areas without City approval may be guilty of an offence.

However, bush fire prevention, including the installation of firebreaks, is essential regardless of the zoning of the land.

Below are some guidelines for installing firebreaks in special rural zones to prevent bush fires, while minimising damage to the natural environment.

- A 3 metre wide and 3 metre high firebreak should be cleared around the perimeter of special rural or special residential lots
- These firebreaks need not be strictly around the perimeter, but may deviate according to the flora
- The firebreak does not have to be ploughed but can instead be created by clearing and removing all flammable material
- Care should be taken to avoid damaging or removing significant trees and shrubs
- Avoid the build up of undergrowth and leaf litter

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**APPENDIX 6**



SCALE  
1:100

PROJECT TITLE

**BRIGHTON INDUSTRIAL DEVELOPMENT**  
 LANDBEACH BOULEVARD AND SUNDERLAND CRESCENT  
 BUTLER WA

PROJECT #

19016

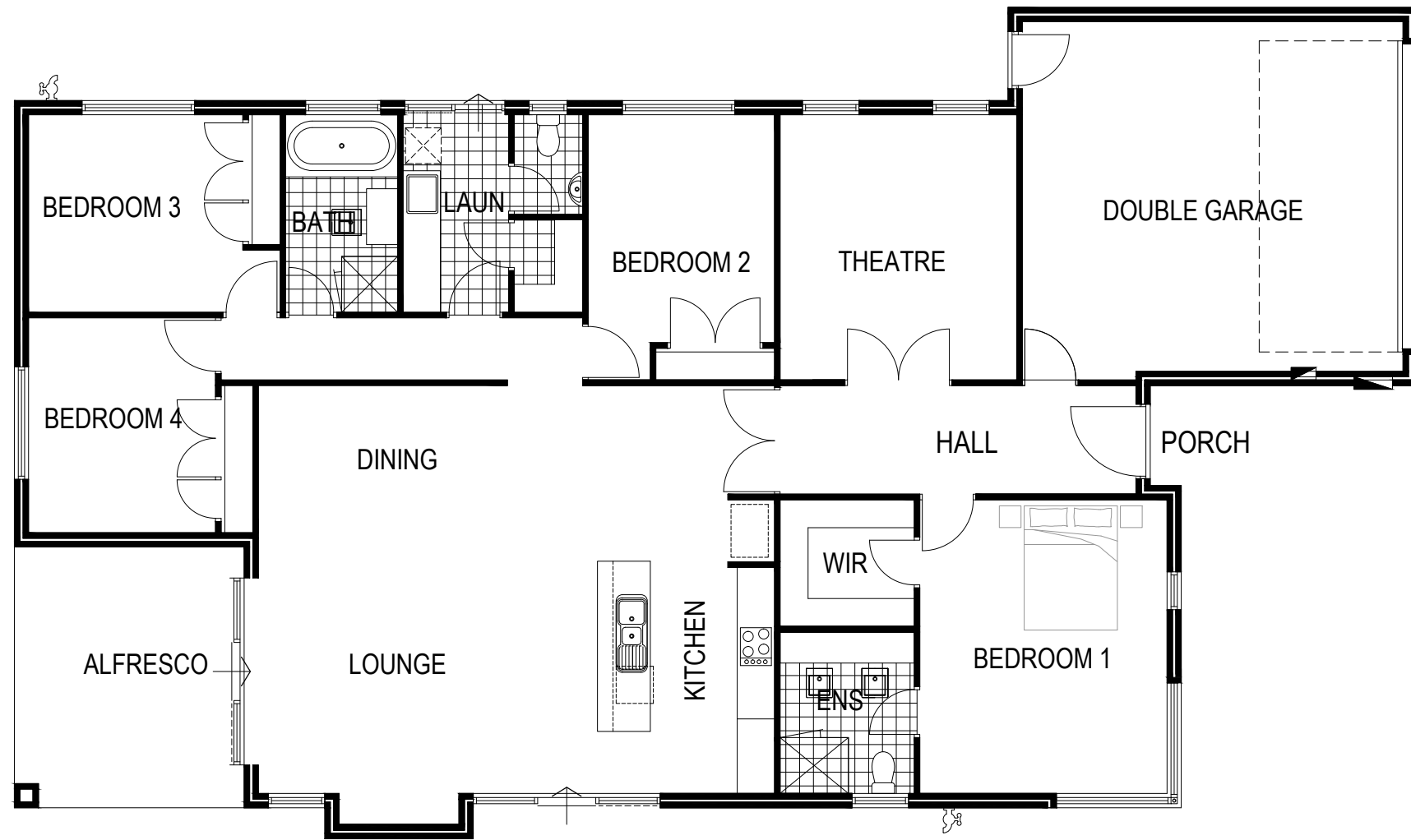
DRAWING #

**SK.01**



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 info@dmgastralia.com.au | www.dmgastralia.com.au





# 1:100 GROUND FLOOR PLAN

Scale 1:100



TYPE 1A (4X2) - SMALL LOT	
LIVING AREA	240 m <sup>2</sup>
OUTBUILDING AREA (ALFRESCO & PORCH)	19 m <sup>2</sup>

SCALE

1:100

PROJECT TITLE

**BRIGHTON INDUSTRIAL DEVELOPMENT**  
 LANDBEACH BOULEVARD AND SUNDERLAND CRESCENT  
 BUTLER WA

PROJECT #

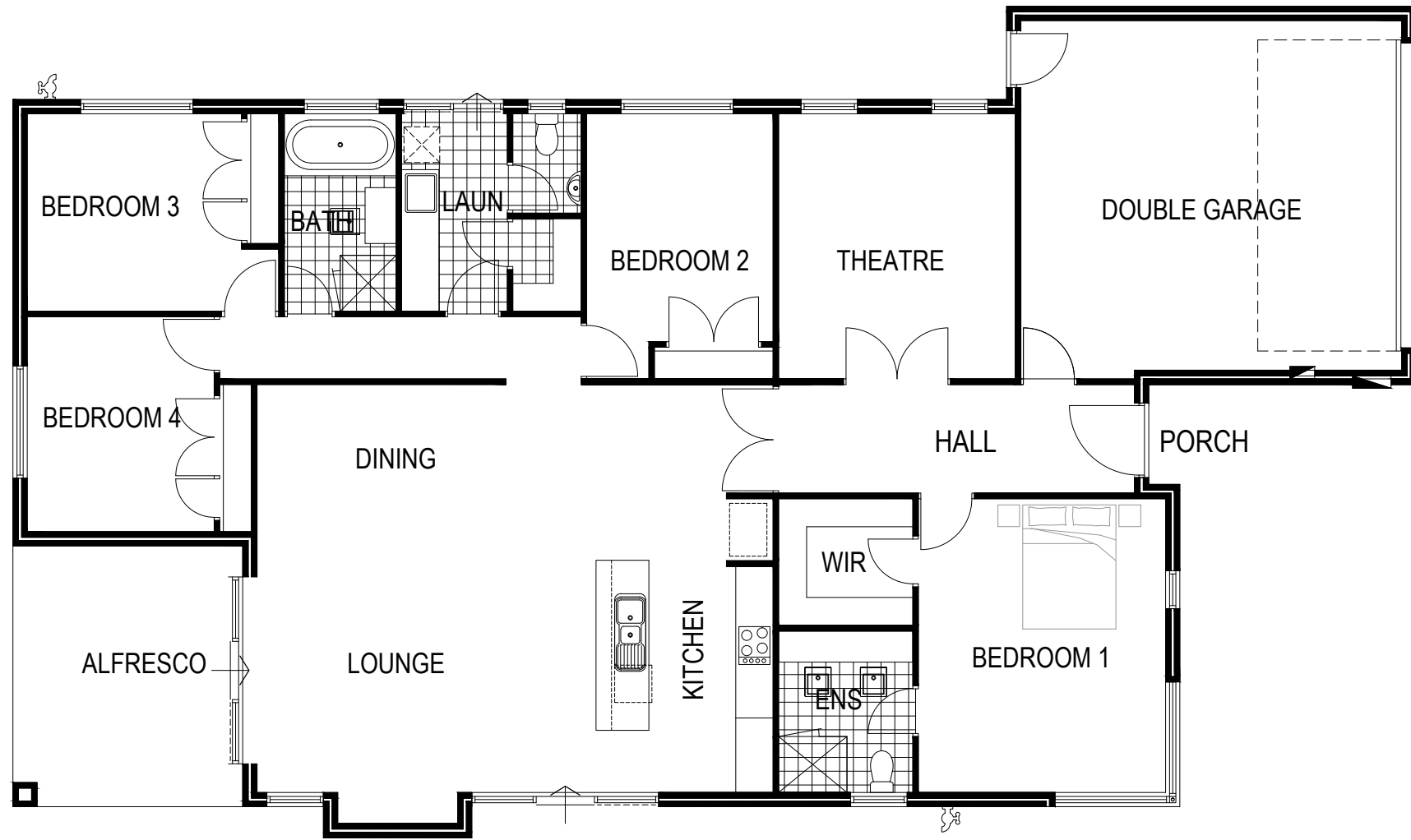
19016

DRAWING #

**SK.02**



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# 1:100 GROUND FLOOR PLAN



TYPE 1B (4X2) - MEDIUM LOT	
LIVING AREA	240 m <sup>2</sup>
OUTBUILDING AREA (ALFRESCO & PORCH)	19 m <sup>2</sup>



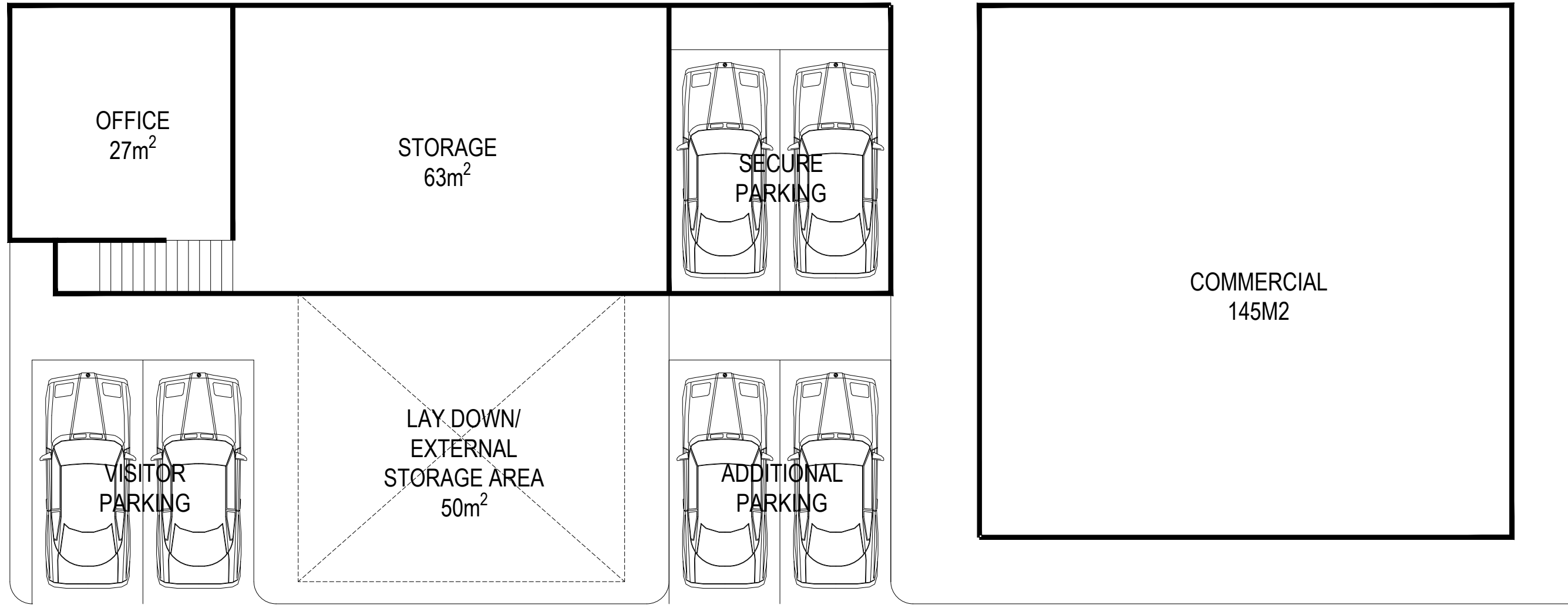


# 1:100 GROUND FLOOR PLAN

Scale 1:100



TYPE 2A (4X2) - CORNER LOT	
LIVING AREA	200 m <sup>2</sup>
OUTBUILDING AREA (ALFRESCO & PORCH)	26 m <sup>2</sup>

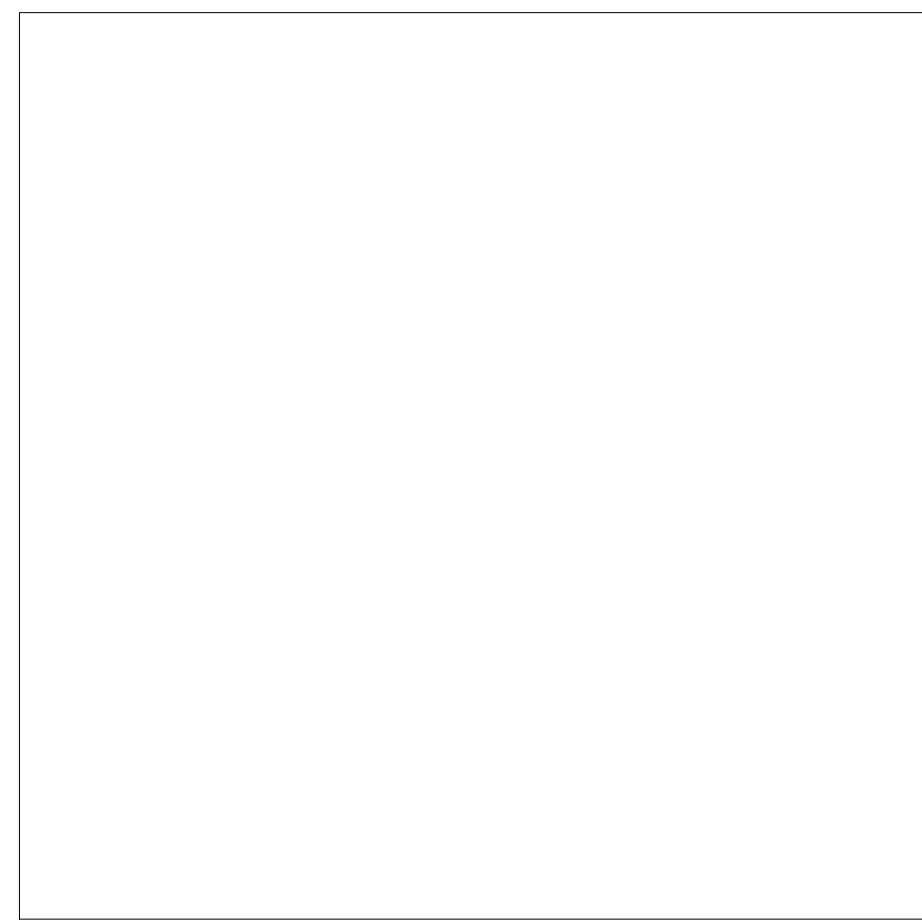


1:100 GROUND FLOOR PLAN

Scale 1:100



TYPE 3A/B (2X2) - TOWNHOUSE	
LIVING AREA	110 m <sup>2</sup>
BUILDING HEIGHT	7 m



# 1:100 FIRST FLOOR PLAN

Scale 1:100



TYPE 3A/B (2X2) - TOWNHOUSE	
LIVING AREA	110 m <sup>2</sup>
BUILDING HEIGHT	7 m



