



## **AMENDMENT NO. 7**

**TO THE**

**LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS**

**AGREED STRUCTURE PLAN NO. 60**

RECORD OF AMENDMENTS MADE TO THE LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS

AGREED STRUCTURE PLAN NO. 60

Amendment No.	Summary of the Amendment	Date approved by WAPC
1.	Variations to Residential Design Code Provisions for R20 and R25 front loaded lots	19 September 2011
2.	<ul style="list-style-type: none"> <li>• Realigns the neighbourhood connector road structure in the northern and central parts;</li> <li>• Removes a portion of the 'Other Regional Road' reservation for Romeo Road and includes the land in the Residential zone.</li> <li>• Zones an area defined as 'subject to further planning' east of the Northern Suburbs Railway as Residential zone; and</li> <li>• Rationalises the boundary between the Centre and Residential zones east of Marmion Avenue.</li> </ul>	12 December 2014
3.	<p><u>Map Modifications</u></p> <ul style="list-style-type: none"> <li>• Extending a neighbourhood connector in the northern part.</li> <li>• Zoning the areas defined as 'subject to further planning' as described below:               <ol style="list-style-type: none"> <li>i. An area east of Marmion Avenue and south of a neighbourhood connector to 'Residential' and 'Business' zone.</li> <li>ii. An area south of Romeo Road to 'Business' Zone, 'Residential' Zone and 'Service Industrial' Zone.</li> <li>iii. An area west of Mitchell Freeway to Residential zone with extension of 'environment response housing' to the east.</li> </ol> </li> <li>• Reserving an identified pump station in the east portion as 'Public Use'.</li> </ul> <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> <li>• Introducing new statutory provisions for the Business and Service Industrial Zone with appropriate land use controls</li> </ul>	24 May 2016

4	<p><u>Map Modifications</u></p> <ol style="list-style-type: none"> <li>1. Removing the Western 'Environmental Response Housing' precinct and re-coding it from Residential 'R10' to Residential 'R20-60'.</li> <li>2. Removing the Western Activity Centre and replacing the 'Centre' zone with 'Commercial' Zone, 'Mixed Use' Zone and 'Residential' Zone.</li> <li>3. Modifying the alignment of the Neighbourhood Connector west of Marmion Avenue.</li> </ol> <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> <li>• Introducing land use controls for the Commercial and Mixed Use zone.</li> <li>• Deleting provisions relating to the Western Environmental Responsive Housing and re-numbering provisions for the South Eastern Precinct – Vegetation Protection Area.</li> </ul>	25 May 2016
5	<p><u>Map Modification</u></p> <p>Modifying Note 2 in the Legend on Plan 3 – Zoning Plan from 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 2600m<sup>2</sup>' to 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5400m<sup>2</sup>'</p> <p><u>Text Modification</u></p> <p>Increasing the retail floorspace provision of the Precinct 6 Commercial Zone and the Precinct 7 Mixed Use zone to a combined Retail NLA of 5400m<sup>2</sup>.</p>	5 September 2016
6	<p><u>Text Modification</u></p> <p>Replacing references to 'Part 1 – Statutory Report' with 'Part 1 – Implementation'.</p> <p>Introducing provisions to implement the City of Wanneroo Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) to allow for variations to the deemed to comply requirements of the Residential Design Codes to apply to R25 to R60 Coded Lots.</p> <p>Deleting references to R25 Coded Lots under Clause 9.2.4 (as the R-MD Codes will apply instead).</p> <p>Replacing references to 'Detailed Area Plans' with 'Local Development Plans'</p>	21 March 2019

7	<u>Map Modification</u> Minor modifications to the Structure Plan for redesignation of three mixed use sites to commercial zone.	
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**AMENDMENT NO. 7 TO THE  
LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS AGREED STRUCTURE PLAN  
NO. 60**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Modifying the land use designation of three sites adjacent to Marmion Avenue from Mixed Use to Commercial as depicted in modified Plan 2 and Plan 3, attached.

## LEGEND

-  LSP BOUNDARY
  -  4 WAY CONTROLLED INTERSECTION
  -  LEFT IN - LEFT OUT INTERSECTION
  -  PUBLIC USE PUMP STATION
  -  30m PUMP STATION BUFFER
- PRECINCTS**
-  ACTIVITY CENTRE - Retail, Mixed Use & Higher Density Residential
  -  RESIDENTIAL
  -  ENVIRONMENT RESPONSE HOUSING
  -  EDUCATIONAL AND DISTRICT OPEN SPACE
  -  BUSINESS ZONE
  -  SERVICE INDUSTRIAL
  -  COMMERCIAL
  -  MIXED USE



## Plan 2 - Agreed Structure Plan

### ASP 60 - TRINITY ESTATE, ALKIMOS

A Northern Corridor Developments Ltd Project

Source:



plan:  
20/012/023

scale:  
1:10000@A4 | 1:5000@A2

0 100 200m

date:  
05/11/2020

grid:  
PCG 94

aerial:  
-

designed:  
-

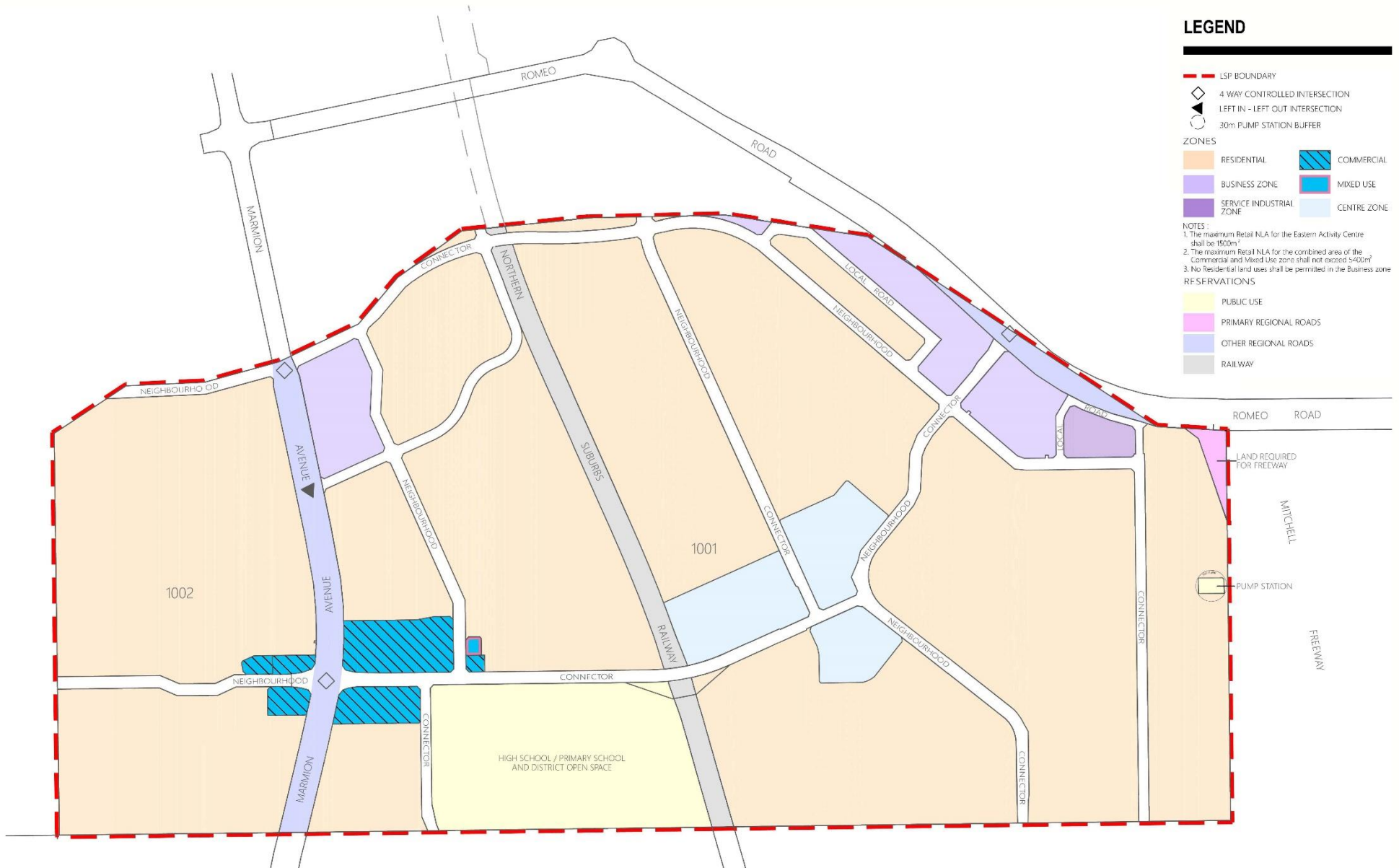
checked:  
RC

drawn:  
BR

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ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.





## Plan 3 - Agreed Local Structure Plan 60 (Zoning)

ASP 60 - TRINITY ESTATE, ALKIMOS

A Northern Corridor Developments Ltd Project

Source:



plan:  
20/012/024

scale:  
1:10000@A4 | 1:5000@A2

0 100 200m

date:  
05/11/2020

grid:  
PCG 94

aerial:  
-

designed:  
-

checked:  
RC

drawn:  
BR

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This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo  
District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 7 TO THE LOT 1001 &  
1002 MARMION AVENUE, ALKIMOS AGREED STRUCTURE PLAN NO. 60

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the  
*Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry



# PART 2 - EXPLANATORY REPORT

## AMENDMENT NO. 7 TO THE

### LOTS 1001 & 1002 MARMION AVENUE, ALKIMOS AGREED STRUCTURE PLAN

#### NO. 60

## Proposal

The proposed structure plan amendment seeks to change land use designations within the Lots 1001 & 1002 Marmion Avenue, Alkimos ASP 60 to better reflect land needs within the area. The proposed amendments to the land use designation of a portion of Lot 9058 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue; a portion of Lot 9058 Marmion Avenue on the south western corner of Marmion Avenue and Hawksbill Drive; and Lot 46 Santorini Promenade from Mixed Use to Commercial will facilitate the use and development of these sites for commercial purposes consistent with the intent of the structure plan.

The modifications to the sites on the north western, south western and south eastern corners of Hawksbill Drive/Santorini Promenade and Marmion Avenue are depicted in more detail in Figures 1, 2 and 3. These three sites are currently designated as Mixed Use with the proposal being to amend the designation to Commercial to facilitate a broader range of development opportunities. The limited range of commercial land uses permitted in the Mixed Use zone is restricting the future use and development of these strategically located sites adjacent the District Distributor A road, being Marmion Avenue.

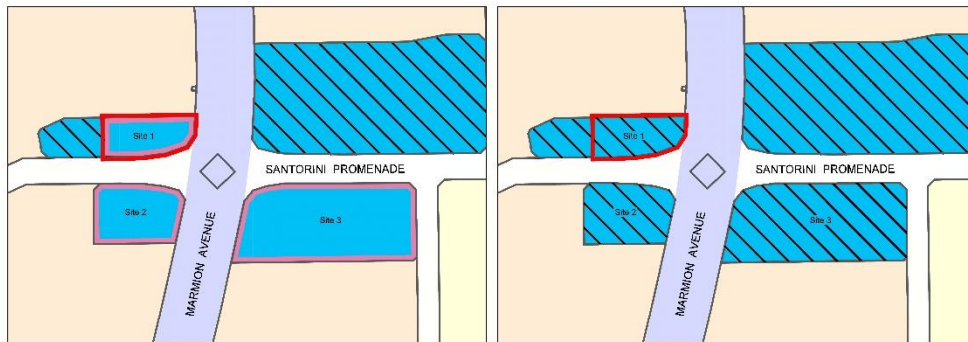


Figure 1: Site 1 - Existing Mixed Use zoning (left) and proposed Commercial zoning (right) under ASP 60 for a portion of Lot 9058 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue

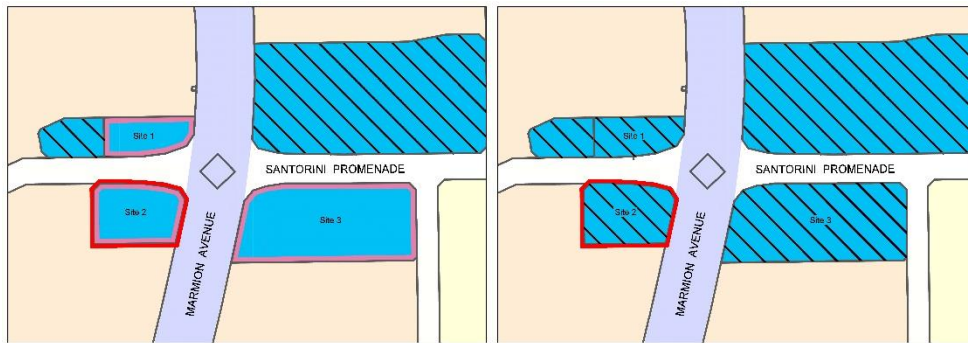


Figure 2: Site 2 - Existing Mixed Use zoning (left) and proposed Commercial zoning (right) under ASP 60 for a portion of Lot 9058 Marmion Avenue on the south western corner of Marmion Avenue and Hawksbill Drive

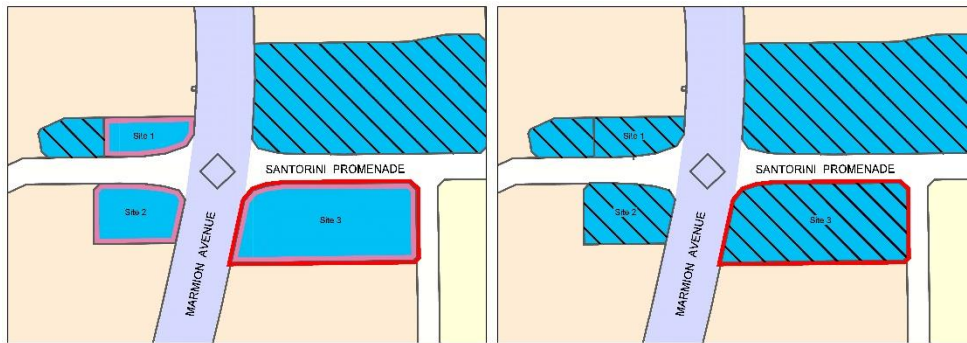


Figure 3: Site 3 - Existing mixed use zoning (left) and proposed commercial zoning (right) under ASP 60 for a portion of Lot 46 Santorini Promenade

Based on the permissibility of commercial land uses afforded by the Scheme, the designation of a portion of Lot 9058 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue; a portion of Lot 9058 Marmion Avenue on the south western corner of Marmion Avenue and Hawksbill Drive; and Lot 46 Santorini Promenade from Mixed Use to Commercial will facilitate the use and development of these sites for commercial purposes consistent with the intent of the structure plan and the objective of the commercial zone under TPS2. The proximity of the sites to Marmion Avenue allows the sites to be visible to passing traffic, whilst maintaining access from lower order roads to ensure smooth traffic movement around the locality. The access road to the north of Lot 9058 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue provides separation between the proposed commercial area and the approved residential land currently being developed to the north. The access roads to the east and west of the proposed provide separation between the proposed commercial site and the surrounding existing residential land to the south and the school to the east which will minimise the potential impact on these uses.

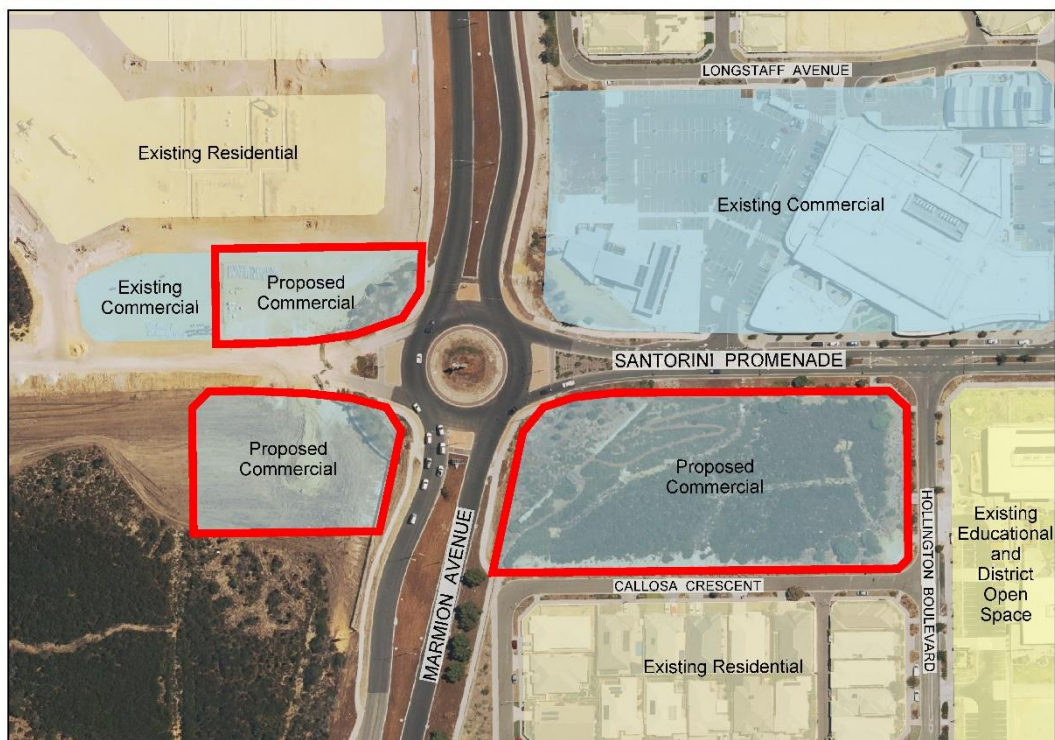


Figure 4: Interface of proposed Commercial zoning with the existing land uses surrounding the subject sites

Amendment 5 to ASP 60 increased the retail Nett Lettable Area (NLA) within the Western Activity Centre (lots zoned Commercial and Mixed Use) from 2600m<sup>2</sup> to 5400m<sup>2</sup>. The proposed increase in floorspace supported provision of an accessible centre that services the convenience needs of the community while also providing employment and a focus for the community in a well-connected location. A retail sustainability assessment provided in support of Amendment 5 indicated that additional floor space in the location would not impact the viability of other centres in the area.

Changing the designation of a portion of Lot 9058 Marmion Avenue on the north-western corner of Hawksbill Drive and Marmion Avenue; a portion of Lot 9058 Marmion Avenue on the south western corner of Marmion Avenue and Hawksbill Drive; and Lot 46 Santorini Promenade from Mixed Use to Commercial will allow these sites to be developed in accordance with the intent of supporting diversity of land use for community needs and employment opportunities around the Hawksbill Drive/Marmion Avenue/Santorini Promenade intersection. Designation of the land as commercial will compliment the existing commercial land uses to the north eastern corner of the intersection by creating a node for community members with a strong sense of place. Furthermore, in accordance with ASP60, retail NLA shall not exceed 5400m<sup>2</sup> within the Western Activity Centre. Given the existing commercial land uses in the north eastern corner of the intersection account for the majority of the maximum NLA including a supermarket, the change in designation to commercial for the other sites around Hawksbill Drive/Marmion Avenue/Santorini Promenade intersection will provide complimentary small-scale commercial opportunities to enhance the attractors for the local community. This will ensure the community can access the neighbourhood centre to meet their daily and weekly household needs in one location.

A Bushfire Management Plan (BMP) has been prepared by Bushfire Safety Consulting for the subject sites to assess bushfire hazard levels on and surrounding the sites and determine if they can accommodate land intensification consistent with commercial development. The BMP notes that a permit for clearing of existing native vegetation to the south of the subject lots has been obtained by the developer and will result in a LOW bushfire hazard rating for all lots for which the ASP 60 amendment is sought, once future development is complete. The provision of internal asset protection zones is unlikely to be required but can be provided at future planning stages if assessed as being required. It has been assessed that BAL-29 will not be exceeded at the site and it is noted that the area is reticulated and has good vehicular access.

## **Conclusion**

In summary, Amendment 7 to ASP 60 seeks to amend land use designations within strategically located sites on Marmion Avenue to allow a diversity of land uses to be considered within those locations that can better meet community needs for the broader area. The proposed amendment is considered appropriate as some commercial uses would have been permissible within the mixed-use zone, however, designation of these sites as Commercial provides the opportunity for a diversity of uses in a highly accessible location for the community.