



# Ordinary Council Meeting

Tuesday, 2 September 2025

## Attachments Provided Under Separate Cover

- 14.1 Sustainable Development and Safety**
- 14.1.1 Recommendation on Final Approval –Draft Jandakot/North Treeby District Structure Plan

---

**Ordinary Council Meeting, Tuesday 2 September 2025****Attachments Provided Under Separate Cover**

---

**Page**

## 14.1. SUSTAINABLE DEVELOPMENT AND SAFETY

14.1.1 RECOMMENDATION ON FINAL APPROVAL - DRAFT JANDAKOT /  
NORTH TREEBY DISTRICT STRUCTURE PLAN

Attachment 1	Draft Jandakot North Treeby DSP .....	3
Attachment 2	Draft District Structure Plan Map .....	61
Attachment 3	City LPS Assessment .....	62
Attachment 4	Otium Community Needs Analysis .....	67
Attachment 5	Recommended Modifications.....	159



## Jandakot / North Treeby District Structure Plan



OUR REF: 9815\_IND01G



Project Team

parcel. AIGLE ROYAL  
GROUP



Document Control

Printed 11 June 2025  
9815\_IND01G\_20250611 Jandakot North Treeby District Structure Plan - A3L.indd

Version	File Name	Prepared	Approved	Date
1	9815_231122_R_DSP_01_cr	C. Green / C. Richards	R. Dixon	21/12/2023
2	9815_231122_R_DSP_01_cr	C. Green / C. Richards	R. Dixon	27/03/2024
3	9815_240610_R_DSP_03_cg	C. Green / C. Richards	R. Dixon	10/06/2024
4	9815_250409_R_DSP_04_cg	C. Green / C. Richards	R. Dixon	17/04/2025

This report has been authorised by;

  
**Rod Dixon**  
Director

  
**Chris Green**  
Senior Urban Planner

  
**Claire Richards**  
Principal Town Planner

  
**Alexander Rojas**  
Quality Control



CONTACT ROWE GROUP

**p** 9221 1991 **e** info@rowegroup.com.au **w** rowegroup.com.au  
**a** 3/369 Newcastle Street, Northbridge 6003

Although all care has been taken on the compilation of this document Greg Rowe Pty Ltd and all parties associated with its preparation disclaim any responsibility for any errors or omissions. The right is reserved to change this document at any time. This document does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever. Liability is expressly disclaimed by Greg Rowe Pty Ltd for any loss or damage which may be sustained by any person acting on this document.

© 2025 Greg Rowe Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to Greg Rowe Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of Greg Rowe Pty Ltd.

Project Team

The following multi-disciplinary project team has been engaged by Parcel Property Pty Ltd and Aigle Royal Developments Pty Ltd to progress the preparation of the DSP:

Discipline	Consultant
Development Managers	Parcel Property and Aigle Royal Developments
Town Planning and Urban Design	Rowe Group
Environmental	Western Environmental
Civil Engineering	Colliers (Pritchard Francis)
Traffic	DVC
Economics	Urbis
Hydrology	Emerge Associates
Bushfire	Western Environmental
Acoustic	Lloyd George

Rowe Group is the primary point of contact for all matters relating to the DSP.

Record of Endorsement

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

..... Date

Signed for and on behalf of the Western Australian Planning Commission:

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

..... Witness

..... Date

..... Date of Expiry



Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC



## Executive Summary

The Jandakot / North Treeby District Structure Plan ('DSP') covers an area of 580 hectares and provides a planning framework to guide the urban development of the site following the finalisation of the Perth and Peel @3.5m Sub-Regional Framework and the identification of Jandakot / Treeby for 'Urban Expansion'.

The *Perth and Peel @3.5m South Metropolitan Peel Sub-regional Framework* sets out an aspiration to provide 280,000 homes to accommodate an additional population of 750,000. To help achieve the delivery of these aspirations, the DSP provides a Framework to guide the development of approximately 4,800 homes, anticipated to support a population of 12,900 people.

To ensure the sustainability of the future community, the DSP provides two (2) 4.5ha areas of District Open Space (playing fields) and a neighbourhood centre to service community needs. The DSP also provides a total of four (4) primary schools and a high school to serve the broader area surrounding the DSP.

The DSP builds upon the studies and investigations undertaken by the WAPC as part of its planning investigation work which confirmed the suitability of the land for 'urban expansion' having regard to the following key considerations:

- Impacts, risks and management of Jandakot groundwater resources (existing Priority 2 Source Protection Area)
- Protection of significant environmental values
- ANEF considerations associated with Jandakot Airport.

The DSP responds further to these considerations and provides a planning framework that ensures landuses are compatible and provides for the protection of groundwater resources, the retention of areas of environmental value and the protection of sensitive land uses from aircraft noise. The DSP facilitates the commencement of subsequent planning stages, including amendments to the Metropolitan Region Scheme, local planning scheme and local structure planning to ultimately provide urban residential development and commercial development in a highly accessible, infill location that is well served by a range of transport and community infrastructure.

The DSP's vision, objectives, and requirements for subsequent planning stages celebrates the natural landforms and environmental assets to provide a strong sense of place offering an attractive lifestyle for the future community. The development of the DSP will occur in multiple stages, with the DSP's central area likely to be developed ahead of its eastern and western fringes.

The DSP is divided into three parts, being:

- **Part One: Implementation** - Part One outlines the key tasks to be undertaken to facilitate further planning of the DSP area. This will include the preparation of Metropolitan Region Scheme (MRS) Amendments and Local Structure Plans (LSPs). Part One includes the District Structure Plan Map which will provide the primary spatial guide to further planning.
- **Part Two: Explanatory Section** – Part Two outlines all relevant information that has informed the preparation of the DSP, incorporating key material from more detailed technical studies.
- **Part Three: Technical Appendices** – A substantial number of technical studies have been completed informing the DSP, these are included in Part Three and comprise:
  - Bushfire Management Plan;
  - Environmental Assessment Report (including Archaeological and Ethnographic);
  - Acoustic Assessment;
  - Transport Impact Assessment;
  - District Water Management Strategy (including Landscape Masterplan);
  - Activity Centre Assessment;
  - Servicing Report; and
  - Community Needs Assessment.

## Structure Plan Summary

Item	Data	
Total area covered by the DSP	580.06 ha	
Area of each land use proposed:		
<b>Residential</b>		
<i>Residential</i>	296.00 ha	4,440 lots
<i>Rural Residential, Subject to Site Specific Investigation*</i>	219.78 ha	330 lots
<b>Total</b>		<b>4,770 lots</b>
<b>Commercial</b>		
<i>Neighbourhood Centre</i>	5 ha	
<b>Schools</b>		
<i>Primary Schools</i>	17 ha	4 schools
<i>High School</i>	10 ha	1 school
<b>Public Open Space</b>		
<i>Potential Future Regional Open Space</i>	13.24 ha	
<i>Public Open Space</i>	5.76 ha	
<i>District Open Space (Sporting Facilities)</i>	9 ha	2 x 4.5ha sites
<b>Other</b>		
<i>Zoning as per the City of Cockburn TPS3</i>	3.73 ha	
<b>Summary</b>		
Estimated Dwellings		<b>4,770 lots</b>
Estimated Population**		<b>12,900 people</b>

\* Land Use Subject to Site Specific Investigation - 330 Lots is calculated on the assumption that 10% of the total area is found to be available for residential development at a rate of 15 dwellings per hectare. Under a 'high growth scenario' (25% of land available for development) this land would provide approximately 825 lots, increasing the total DSP yield to approximately 5,250.

\*\* Based upon average number of 2.7 people per dwelling for Treeby (ABS Census 2021).

## Contents

### Part One

#### Implementation

11

<b>1. District Structure Plan Area</b>	<b>12</b>
<b>2. Content</b>	<b>12</b>
<b>3. Operation</b>	<b>12</b>
<b>4. Rezoning, Structure Plan, Subdivision and Development Requirements</b>	<b>12</b>
4.1. Metropolitan Region Scheme Amendments	12
4.2. Local Planning Scheme Amendments	12
4.3. Local Structure Plans	12
4.4. Subdivision and Development	12
<b>5. Other Requirements</b>	<b>13</b>
5.1. Jandakot Airport Airspace Protection	13

### Part Two

#### Explanatory Section

17

<b>1. Planning Background</b>	<b>18</b>
1.1. Introduction and Purpose	18
1.2. Land Description	18
1.2.1. Location	18
1.2.2. Area and Land Use	18
1.2.3. Surrounding Land Uses	19
1.3. Planning Framework	19
1.3.1. Zoning and Reservations	19
1.3.1.1. Metropolitan Region Scheme	19
1.3.1.2. City of Cockburn Town Planning Scheme No. 3	22
1.4. Regional Planning Strategies	26
1.4.1. South Metropolitan Peel Sub-Regional Planning Framework	26
1.4.2. Jandakot Airport Master Plan	26
1.5. State Planning Policies	29
1.5.1. SPP 2.0 – Environmental and Natural Resources Policy	29
1.5.2. SPP 2.3 – Jandakot Groundwater Protection Policy	29
1.5.3. SPP 2.4 – Basic Raw Materials	30
1.5.4. SPP 2.7 – Public Drinking Water Source Policy	31

1.5.5. SPP 2.8 – Bushland Policy for the Perth Metropolitan Region	31
1.5.6. SPP 2.9 – Water Resources	32
1.5.7. SPP 2.9 and Guidelines – Planning for Water (Draft)	32
1.5.8. SPP 3.0 – Urban Growth and Settlement	33
1.5.9. SPP 3.7 – Planning in Bushfire Prone Areas	33
1.5.10. SPP 4.1 – Industrial Interface	33
1.5.11. SPP 4.2 – Activity Centres for Perth and Peel	33
1.5.12. SPP 5.3 – Land Use Planning in the Vicinity of Jandakot Airport	34
1.5.13. SPP 5.4 – Road and Rail Transport Noise	34
1.6. Other State Policies	35
1.6.1. Development Control Policy 4.3 – Planning for High Pressure Gas Pipelines (Draft)	35
1.6.2. Government Sewerage Policy	35
1.7. Local Planning Strategy	36
1.7.1. City of Cockburn Draft Local Planning Strategy	36
1.8. Local Planning Policies	36
1.9. Pre-Lodgement Consultation	37
<b>2. Site Conditions and Constraints</b>	<b>38</b>
2.1. Landform and Soils	38
2.1.1. Topography	38
2.1.2. Geology and Soils	38
2.1.3. Contamination	38
2.1.4. Acid Sulphate Soils	39
2.2. Vegetation, Flora and Fauna	39
2.2.1. Vegetation and Flora	39
2.2.1.1. Communities	39
2.2.1.2. Condition	39
2.2.1.3. Threatened and Priority Flora	40
2.2.2. Bush Forever	40
2.2.3. Fauna	40
2.2.3.1. Conservation Significant Fauna Species	40
2.3. Groundwater and Surface Water	41
2.3.1. Groundwater	41
2.3.2. Public Drinking Water Source Area	41
2.3.3. Production Bores	41
2.3.4. Surface Water	41
2.3.5. Sewerage Sensitive Areas	41
2.3.6. Wetlands	41



2.3.7.	District Water Management Strategy.....	42
2.4.	Bushfire Management.....	42
2.5.	Noise.....	43
2.5.1.	Road and Rail Noise.....	43
2.5.2.	Aviation Noise.....	43
2.6.	Heritage.....	43
2.6.1.	Aboriginal Cultural Heritage.....	43
2.7.	Other Land Use Constraints and Opportunities.....	44
2.7.1.	Kennel Zone.....	44
2.7.2.	Composting Facility (Richgro).....	44
<b>3.</b>	<b>District Structure Plan.....</b>	<b>45</b>
3.1.	District Structure Plan Objectives.....	45
3.2.	Design Philosophy.....	45
<b>4.</b>	<b>Land Use and Subdivision Requirements.....</b>	<b>46</b>
4.1.	Land Use.....	46
4.2.	Residential.....	46
4.3.	Rural Residential, Subject to Site Specific Investigation.....	46
4.4.	Public Open Space.....	47
4.4.1.	Local Public Open Space.....	47
4.4.2.	Proposed Regional Open Space Reserves.....	47
4.4.3.	Ecological Links.....	48
4.5.	Movement Network.....	48
4.5.1.	Existing Road Network.....	48
4.5.2.	Planned Changes to the Existing Road and Rail Network.....	48
4.5.3.	Proposed Road Network.....	48
4.5.4.	Impact on the External Road Network.....	50
4.5.5.	Public Transport.....	50
4.5.6.	Pedestrians and Cyclists.....	50
4.6.	Water Management.....	51
4.6.1.	District Water management Strategy.....	51
4.6.2.	Local Water Management Strategy.....	51
4.7.	Education.....	51
4.7.1.	High Schools.....	51
4.7.2.	Primary Schools.....	51

4.8.	Activity Centres and Employment.....	53
4.8.1.	Neighbourhood Centre.....	53
4.9.	Infrastructure Coordination, Servicing and Staging.....	53
4.9.1.	Water.....	53
4.9.2.	Sewer.....	53
4.9.3.	Power.....	53
4.9.4.	Communications.....	54
4.9.5.	Gas.....	54
4.9.6.	Drainage.....	54
4.9.7.	Staging and Implementation.....	54
4.9.8.	Developer Contribution Arrangements.....	54
4.10.	Other Requirements.....	56
4.10.1.	MRS Amendments.....	56
4.10.2.	TPS3 Amendments.....	56
4.10.3.	Local Structure Plans.....	56
4.10.3.1.	Precinct 1: North-West.....	56
4.10.3.2.	Precinct 2: Central.....	57
4.10.3.3.	Precinct 3: East.....	57
4.10.3.4.	Precinct 4: South-West.....	58
4.10.4.	Subdivision and Development.....	58

## Figures

Plan 1 – District Structure Plan Map 5.....	14
Plan 2 – Rural Residential, Subject to Site Specific Investigation.....	15
1. Regional Location.....	18
2. Local Location.....	19
3. Site Plan.....	20
4. Context Analysis.....	21
5. Metropolitan Region Scheme Zoning.....	23
6. Current MRS Amendments Requests.....	24
7. Town Planning Scheme No. 3 Zoning.....	25
8. South Metropolitan Peel Sub-Regional Planning Framework.....	27
9. Jandakot Airport Master Plan Precinct Plan.....	28
10. Jandakot Airport ANEF Contours.....	28
11. Jandakot Groundwater Protection Area.....	29
12. Basic Raw Materials Mapping.....	30
13. Bush Forever Sites.....	31
14. Draft Bush Forever Site 389 Realignment.....	32
15. Bushfire Prone Mapping.....	34
16. Road and Rail Noise Mapping.....	35
17. Draft DCP4.3 Mapping.....	36
18. ASS Mapping.....	39
19. Wetlands.....	42
20. Aboriginal Heritage Sites.....	44
21. Residential Areas.....	47
22. Regional Reserves and POS.....	47
23. Ecological Linkages.....	49
24. Proposed Movement Network.....	50
25. Education Facilities.....	52
26. Neighbourhood Centre.....	53
27. DSP Staging Plan.....	55



## Tables

Table 1: Current MRS Amendment Requests.....	22
Table 2: Pre-Lodgement Consultation.....	37
Table 3: BMP Summary.....	43
Table 4: Land Use Summary.....	46

## Technical Appendices

Appendix Number	Document Title	Nature of Document	Referral/ Approval Agency	Approval status and Modifications
1.	Landownership Schedule		-	
2.	Transportation Noise Assessment	Supporting	City of Cockburn; Main Roads WA, Public Transport Authority	
3.	Environmental Assessment Report	Supporting	Department of Biodiversity, Conservation and Attractions	
4.	District Water Management Strategy	Approval Required	Department of Water and Environmental Regulation, City of Cockburn	
5.	Bushfire Management Plan	Approval Required	Department of Fire and Emergency Services	
6.	Transport Impact Assessment	Supporting	Main Roads WA, City of Cockburn	
7.	Activity Centre Assessment	Supporting	City of Cockburn	
8.	Engineering Servicing Report	Supporting	Servicing Authorities, City of Cockburn	
9.	Community Needs Assessment	Supporting	City of Cockburn	





## Part One Implementation



## 1. District Structure Plan Area

This DSP applies to the area of land contained within the inner edge of the line denoting the DSP boundary on **Plan 1 - District Structure Plan Map**.

## 2. Content

This DSP comprises:

- Part One – Implementation
- Part Two – Explanatory Section
- Appendices – Technical Reports

Part One of the DSP comprises the structure plan map and planning provisions. Part Two of the DSP is the Explanatory Section which can be used to interpret and implement the requirements of Part One.

## 3. Operation

This DSP provides the framework for the coordinated planning and development of the DSP area, including recognition of environmental, hydrology, servicing and access considerations. It is a strategic planning document intended to guide and coordinate more detailed planning (including the preparation of Local Structure Plans) for individual precincts within the DSP Area.

## 4. Rezoning, Structure Plan, Subdivision and Development Requirements

There are a number of changes to the existing planning framework that need to be put in place before land within the DSP Area may be subdivided and developed. It is expected that these processes will be undertaken in parallel or concurrently where possible.

### 4.1. Metropolitan Region Scheme Amendments

Land within the DSP Area will need to undergo rezoning from the 'Rural – Water Protection' Zone to the 'Urban' Zone and 'Regional Open Space' Reserve via amendments to the Metropolitan Region Scheme (MRS). It is envisaged that MRS amendment requests will be prepared individually for each DSP Precinct (see below) or part thereof and will be progressed independently.

Bush Forever Site 389 on Lot 5130 Jandakot Road may be subject to a boundary realignment in accordance with State Planning Policy No. 2.8 – Bushland Policy for the Perth Metropolitan Region which stipulates the requirement for an improved environmental outcome.

### 4.2. Local Planning Scheme Amendments

To give effect to the DSP and enable the preparation and adoption of Local Structure Plans (LSP), land within the DSP Area will need to undergo rezoning from the 'Resource' Zone to the 'Development' Zone via an amendment to the City of Cockburn Town Planning Scheme No. 3 (TPS3). Pursuant to Part 9, Section 126 (3) of the *Planning and Development Act 2005*, the WAPC may progress MRS and TPS3 amendments concurrently.

### 4.3. Local Structure Plans

The subdivision, use and development of land within the 'Development' Zone under TPS3 will ultimately be guided by an LSP, prepared and adopted in accordance with Schedule 2 Part 4 of the Regulations. A LSP may be prepared following the initiation of an MRS Amendment and TPS3 Amendment.

The land use arrangements, district level infrastructure and movement network illustrated in the DSP will inform the preparation of individual LSPs within the DSP Area. The layout illustrated in Plan 1 represents a high-level structural response to key issues within the DSP Area and will be subject to refinement at the local planning stage.

The DSP identifies four (4) LSP precincts based broadly on geographic layout and landownership. Refinement of these LSP areas may occur as detailed local planning takes place and are intended as a guide only. The preparation of LSPs will be undertaken as landownership and service infrastructure requires and need not follow the numerical order shown.

The four (4) LSP precincts are defined as follows:

- Precinct 1 – North-West
- Precinct 2 – Central
- Precinct 3 – East
- Precinct 4 – South-West

Character Statements and key considerations for each precinct are set out in Part Two of this DSP.

Any LSP prepared within the DSP Area should generally conform with the layout illustrated in **Plan 1** and should be accompanied by the following:

- Local Water Management Strategy
- Environmental Assessment Report
- Bushfire Management Plan
- Traffic Impact Assessment
- Infrastructure and Servicing Assessment
- Noise Impact Assessment (Road, Rail and/or Aviation as applicable)

### 4.4. Subdivision and Development

The provisions of the DSP and LSP are to be given due regard in the preparation and assessment of subdivision and development applications for land within the DSP Area.

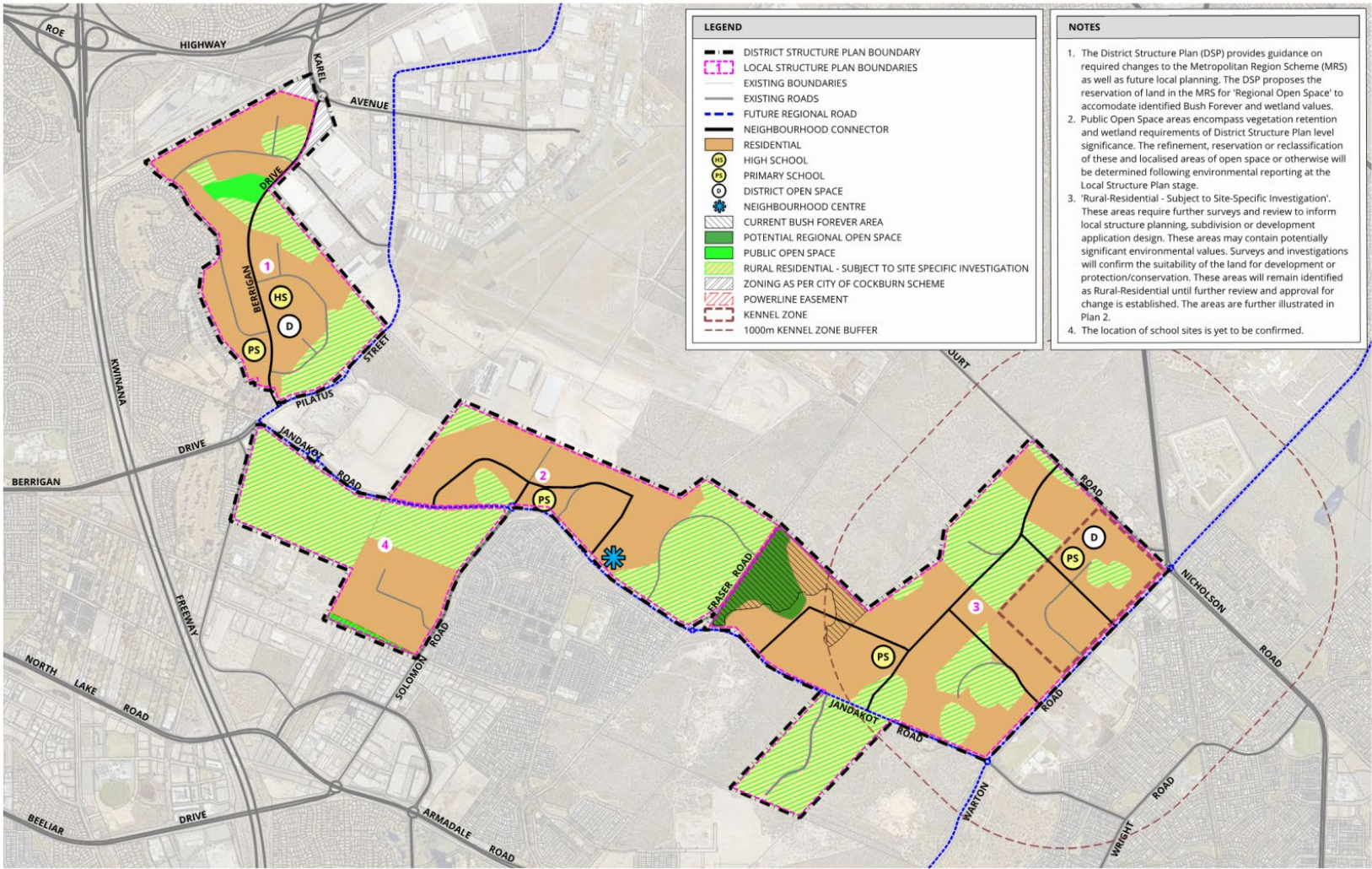
---

## 5. Other Requirements

### 5.1. Jandakot Airport Airspace Protection

Jandakot Airport's airspace is protected by Australian Government legislation and regulation, and development or works which intrude into Jandakot Airport's protected airspace may require the approval of the airport operator.

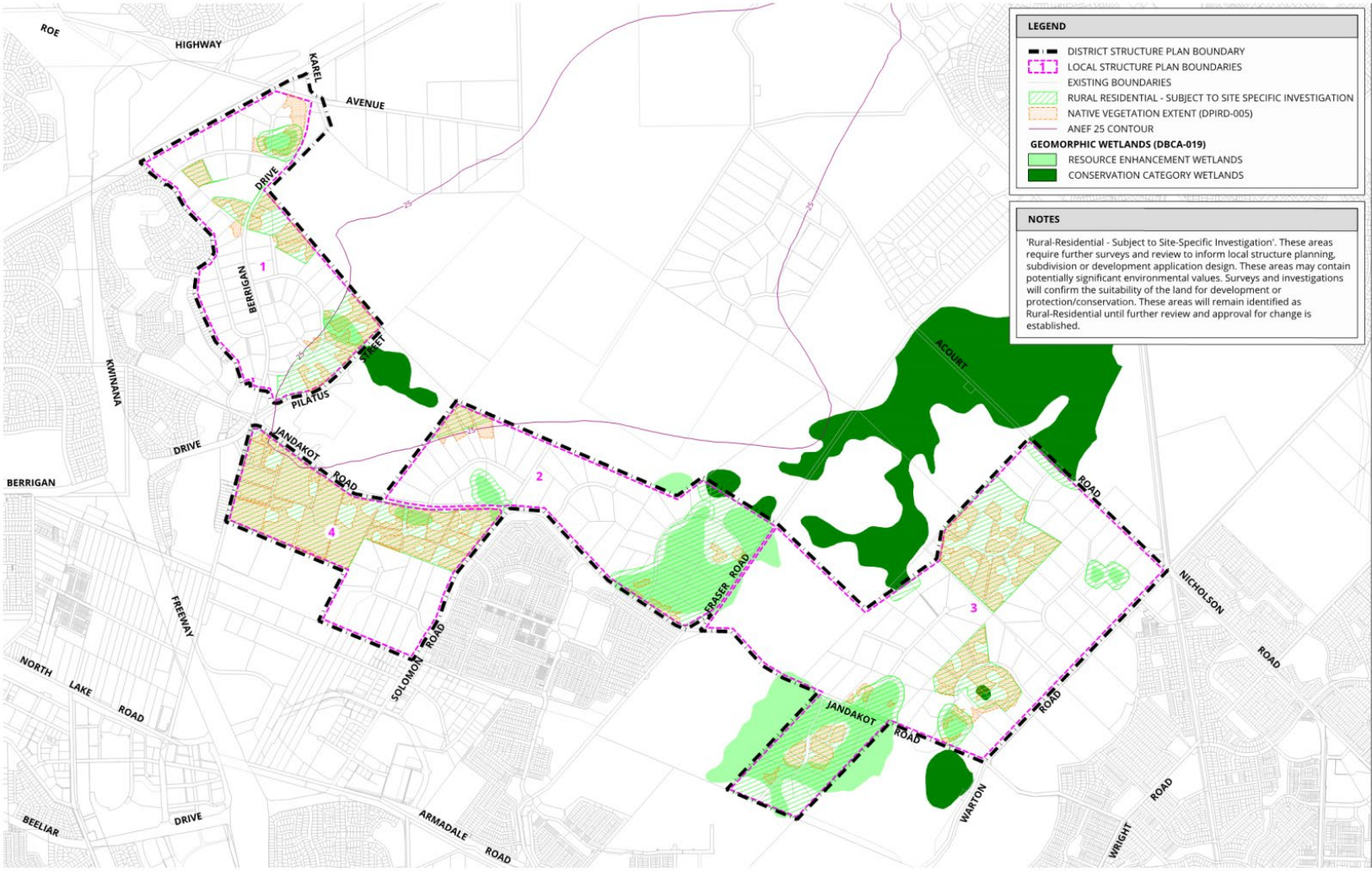
This requirement may apply to permanent structures (such as buildings), temporary structures (such as a crane) and/or activities causing intrusions into the protected airspace through glare from artificial light or reflected sunlight, air turbulence from stacks or vents, smoke, dust, steam of gasses or particulate matter.



Plan 1 – District Structure Plan Map 5.







Plan 2 - Rural Residential, Subject to Site Specific Investigation

*This page has been left blank intentionally*





## Part Two Explanatory Section



## 1. Planning Background

### 1.1. Introduction and Purpose

The Jandakot / North Treeby DSP has been prepared at the request of the WAPC on behalf of the two (2) main Development Manager groups, being Parcel Property Pty Ltd and Aigle Royal Developments. The DSP provides the framework for the coordinated planning and development of the DSP Area, including recognition of environmental, hydrology, servicing and access considerations. The principal objectives of the DSP are to:

- Confirm the role and function of the Jandakot / Treeby Urban Expansion Area as identified in the Perth and Peel @ 3.5 Million South Metropolitan Peel Sub-Regional Planning Framework (the 'Framework') and the associated 'Planning Area' (PIA) investigation outcomes;
- Establish the spatial layout that guides planning and development within the DSP area based on the allocated land use mix;
- Identify existing environmental and hydrology assets at the district level, the mechanisms for retention and what further investigations are necessary;
- Identify the need for service and infrastructure requirements including movement and access; and
- Inform subsequent local structure plans, scheme amendments and planning approvals.

The DSP is a high-level strategic planning document intended to guide and coordinate more detailed planning (including the preparation of Local Structure Plans) for individual precincts within the DSP Area. The provisions of the DSP are to be given 'due regard' by planning decision makers determining subdivision and development within the DSP area.

### 1.2. Land Description

#### 1.2.1. Location

The DSP area is located within the Perth Metropolitan South West Corridor in the municipality of the City of Cockburn. It is situated approximately 17.5 kilometres south of the Perth Central Area and is easily accessible to the Kwinana Freeway via Berrigan Drive and Armadale Road.

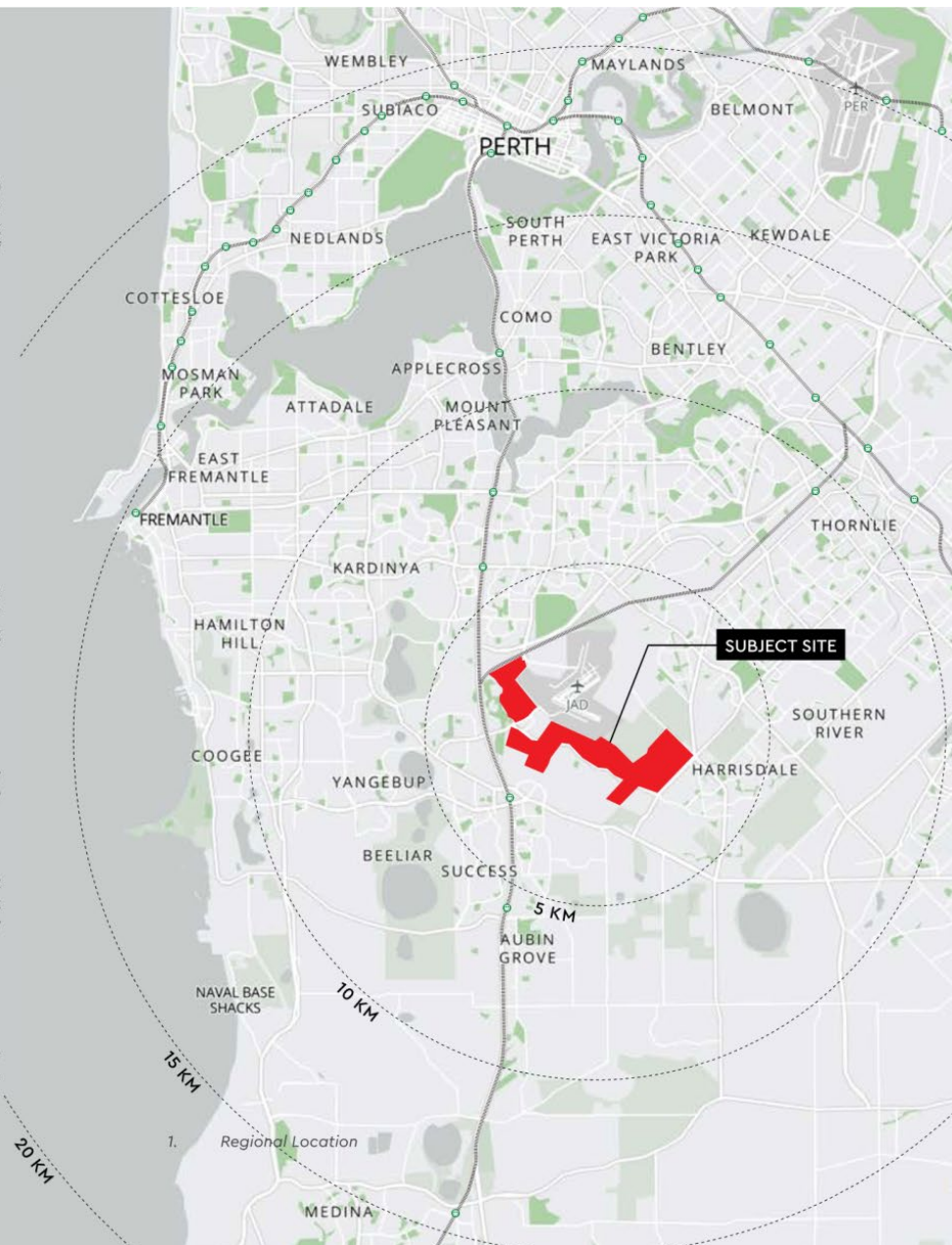
Refer to **Figure 1 – Regional Location**.

The DSP area broadly comprises the land bound by the Kwinana Freeway, Jandakot Road, Jandakot Airport and Warton Road in the locality of Jandakot. It is located approximately 1.2km kilometres north-east of the 'Cockburn Gateway' Activity Centre and approximately 2.8km south-east of the Murdoch Activity Centre.

Refer to **Figure 2 – Local Location**.

#### 1.2.2. Area and Land Use

The DSP area comprises some 278 freehold lots, covering an area of approximately 580 hectares. The cadastral details of each lot contained within the DSP Area is summarised in **Appendix 1 – Landownership**.





2. Local Location

The DSP Area predominantly comprises semi-rural land uses, typically on 1.0 ha - 2.0 ha freehold lots which contain a single residential dwelling and associated outbuildings. The DSP Area also contains several conservation areas including areas of Bush Forever and Regional Open Space Reserves. A number of specialised land use activities also exist with the DSP Area including catteries and kennels and a former sand quarry. Sand extraction has been operating on Lot 5130 Jandakot Road since the mid-1980s and a current Extractive Industry Licence applies to the site.

A review of historical aerial photography reveals that the DSP Area was largely cleared of native vegetation prior to its subdivision for rural-residential purposes. Subdivision and development commenced in the north-western part of the DSP in the 1970s and progressively moved eastwards in the 1980s and 1990s.

Refer to **Figure 3 – Site Plan**.

**1.2.3. Surrounding Land Uses**

The DSP Area is located to the immediate south of the Jandakot Airport and Business Park. The Airport contains aviation infrastructure such as runways, aircraft hangers, a control tower and servicing facilities but also accommodates a range of commercial (non-aviation related) activities such as offices, retail and wholesale outlets, showroom and industrial premises. The DSP Area's proximity to the Airport means that the DSP Area is partially affected by ANEF (noise) contours.

Two large Bush Forever Sites (BF 388 and BF 389) are located to the immediate north and north-east of the DSP Area and partially contained with the Airport land.

Calleya residential estate is located to the immediate south of the DSP Area, south of Jandakot Road and east of Solomon Road. The estate, which comprises the former Banjup Quarry Site, contains approximately 2,350 dwellings, supporting a population of around 6,300 people.

The Cockburn Central (Secondary) Activity Centre is located approximately 1.2km to the south-west of the DSP Area. The DSP Area is also located approximately 2.8km south-east of the Murdoch (Specialised) Activity Centre which comprises St John of God Hospital Murdoch, Fiona Stanley Hospital, Murdoch University and Challenger Institute of Technology.

Refer **Figure 4 – Context Plan**.

**1.3. Planning Framework**

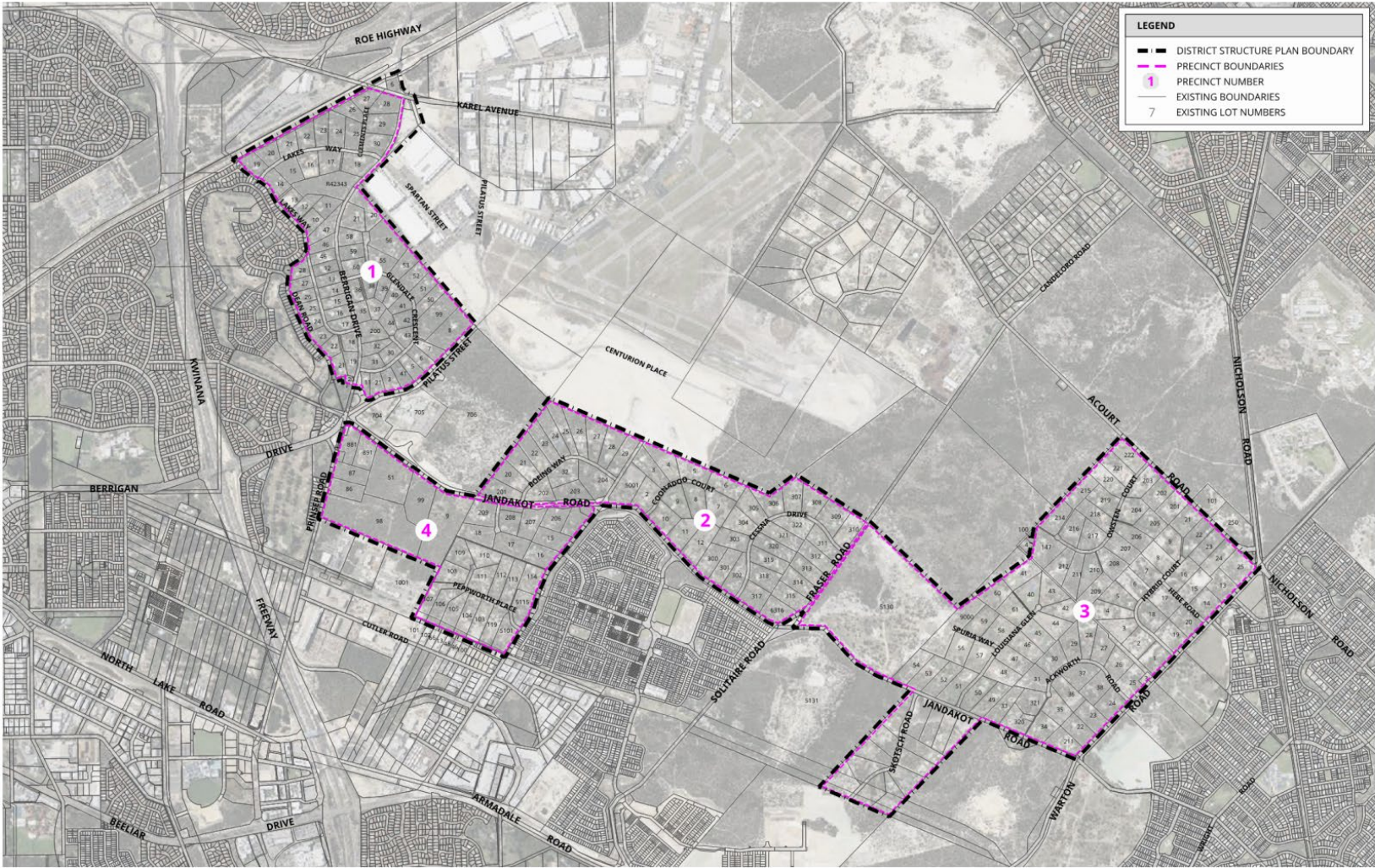
**1.3.1. Zoning and Reservations**

**1.3.1.1. Metropolitan Region Scheme**

The DSP Area is predominantly zoned 'Rural – Water Protection' under the provisions of the MRS and contains part of Bush Forever Site 388 (BF 388). A small portion of the DSP Area, located in the north-east corner, is zoned 'Rural'.

The land to the north of the DSP Area, comprising the Jandakot Airport and Business Park, is reserved 'Public Purposes – Commonwealth Government' and is partly reserved 'Water Catchments' under the MRS. The land to the west is zoned 'Urban' under the MRS and comprises the Glen Iris residential estate.

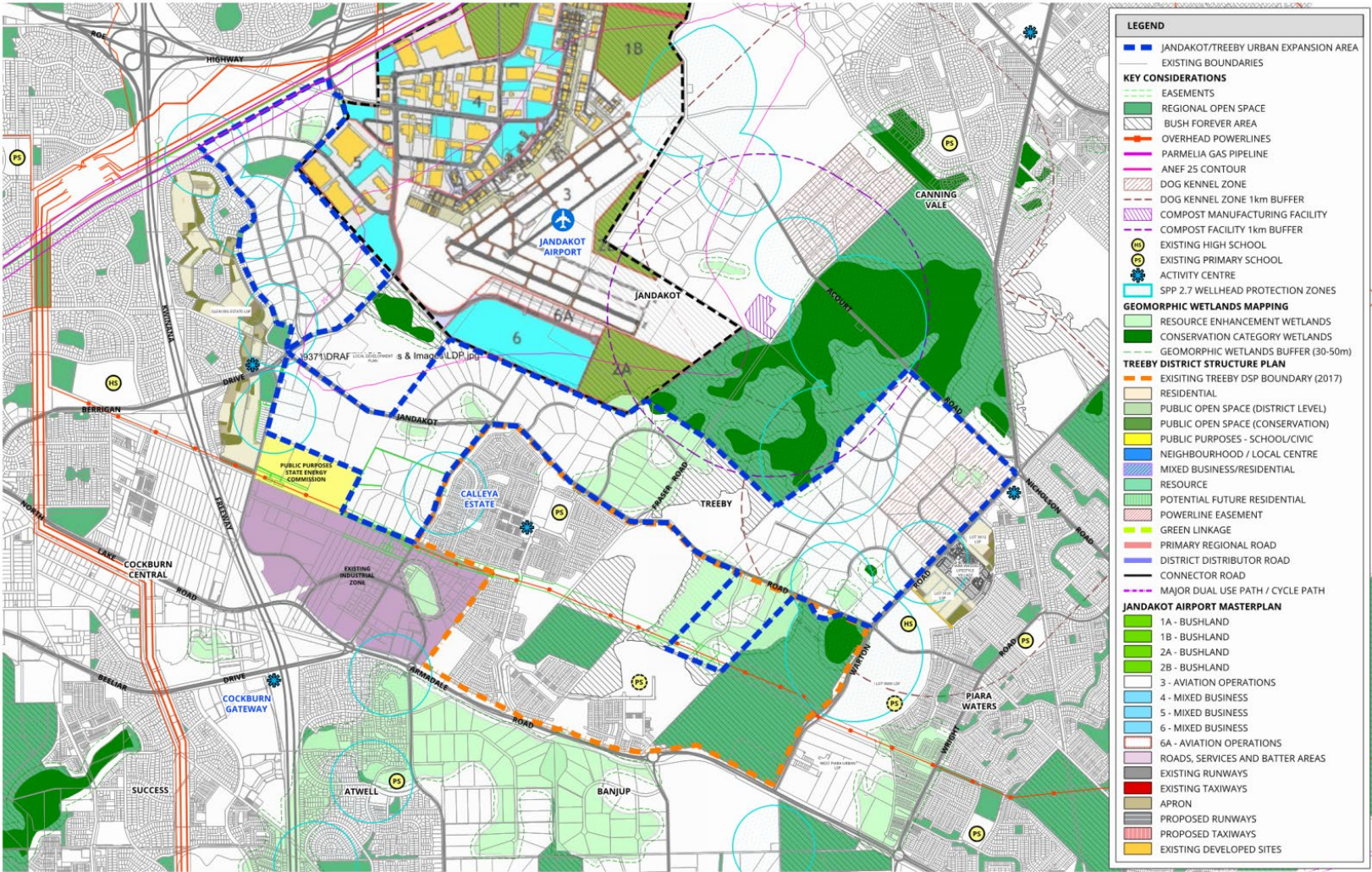




3. Site Plan







4. Context Analysis



The land to the south of the DSP Area is partially zoned 'Urban' under the MRS, comprising the Calleya residential estate, and partially reserved for 'Public Purposes – State Energy Commission'.

Refer to **Figure 5 – Metropolitan Region Scheme Zoning**.

The DSP Area is the subject of three (3) current but separate MRS Amendment requests seeking to rezone portions of the DSP area from 'Rural – Water Protection' to 'Urban'. Details of each MRS Amendment are provided below:

Location / Address	Lodgement Date	Status
Lot 5130 (No. 3687) Jandakot Road, Treeby	Lodged - 2017 Additional Data provided – 2019 Updated request lodged – 2022 Updated request lodged - 2023	Request updated to recognise the Sub-regional Planning Framework and resubmitted to DPLH. Referred for preliminary engagement
Various lots - Jandakot Road, Boeing Way, Solomon Road, Coonadoo Court and Cessna Drive, Jandakot	April 2022	Request updated to recognise the Sub-regional Planning Framework and resubmitted to DPLH. Referred for preliminary engagement
Various lots - Jandakot Road, Berrigan Drive and Prinsep Road	2011	Lodged in 2011. No current action.

Table 1: Current MRS Amendment Requests

A plan showing the location of the above MRS Amendments is provided in **Figure 6 – Current MRS Amendments Requests**.

### 1.3.1.2. City of Cockburn Town Planning Scheme No. 3

The DSP Area is predominantly zoned 'Resource' under the provisions of TPS3, reflecting its 'Rural-Water Protection' zoning under the MRS.

A local 'Regional Open Space Reserve' is located in the north-western part of the DSP Area and an 'Additional Use' Area (AU7) is located along the eastern (Warton Road) boundary of the DSP Area. This Additional Use comprises Lots 1- 9 and 13 - 25 Acourt Road, Warton Road, Hybrid Court and Hebe Road, Banjup and provides for Cattery and Dog Kennel land uses. A 'Special Use' Zone (SU 28) is also located in the north-eastern corner of the DSP Area and relates to a portion of Lot 100 Berrigan Drive and a portion of Lot 31 Hope Road. The SU 28 zoning provides for 'Office' purposes.

Refer to **Figure 7 – Town Planning Scheme No. 3 Zoning**.

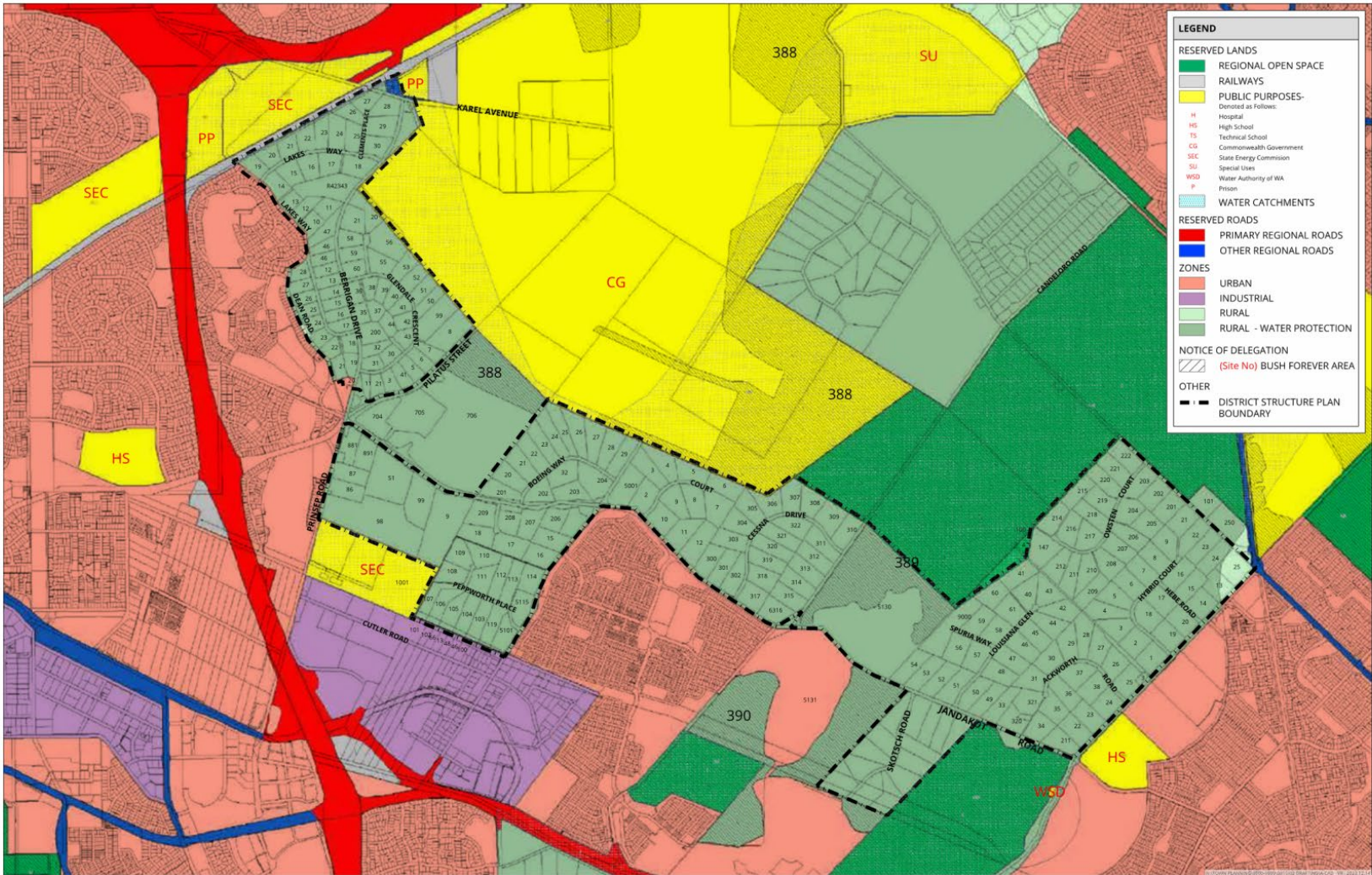
The objectives of the 'Resource' Zone under TPS3 are as follows:

*"To provide for the protection of the Perth Metropolitan underground water resource in accordance with the requirements of Statement of Planning Policy No. 6 published by the Western Australian Planning Commission on 12 June 1998."*

The eastern 'half' of the DSP Area is located within Development Contribution Area 13 (DCA13) under the provisions of TPS3 and the western 'half' is located within Development Contribution Area 15 (DCA15). These DCAs provide for the equitable sharing of infrastructure between landowners.

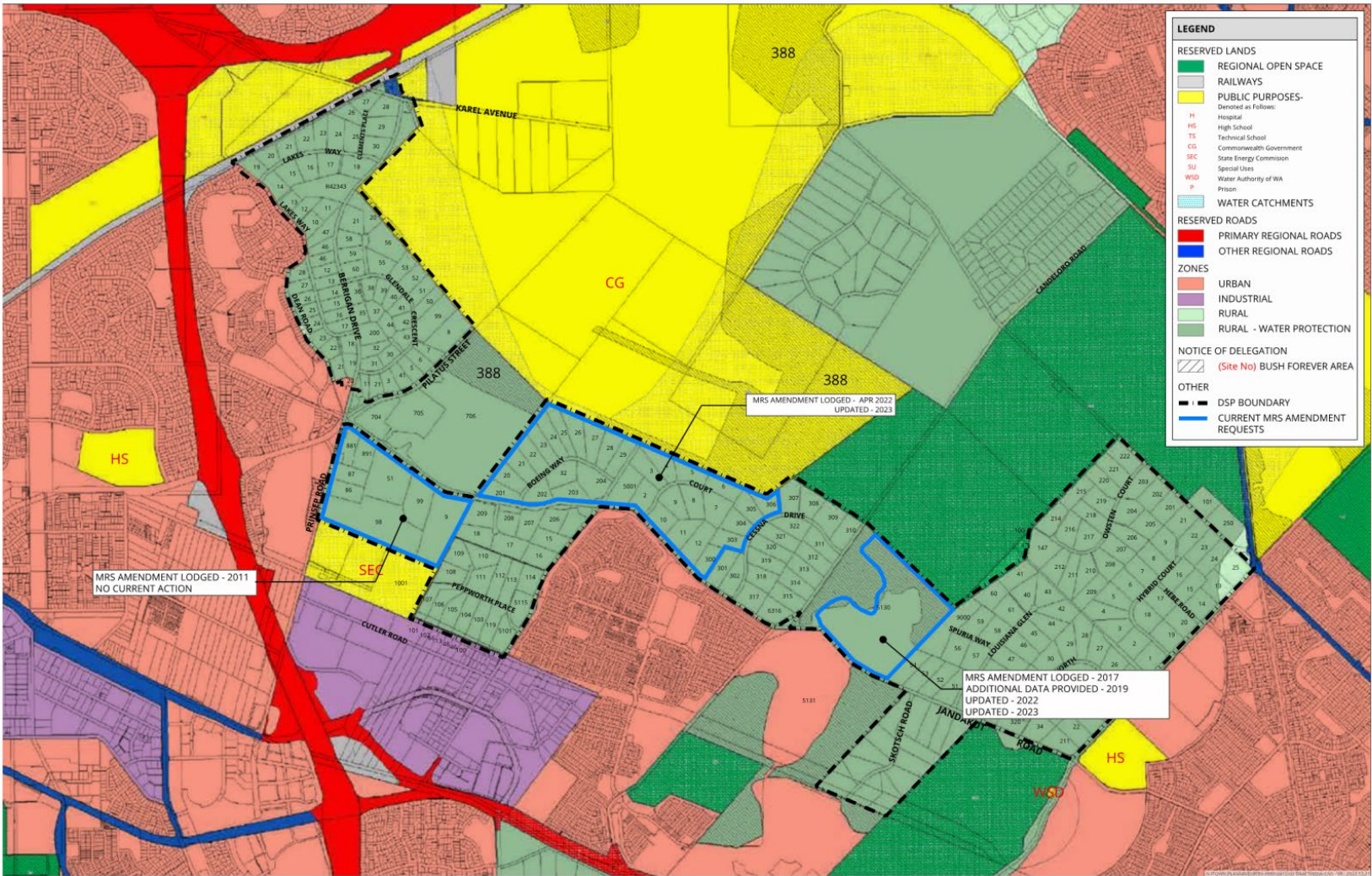






5. Metropolitan Region Scheme Zoning

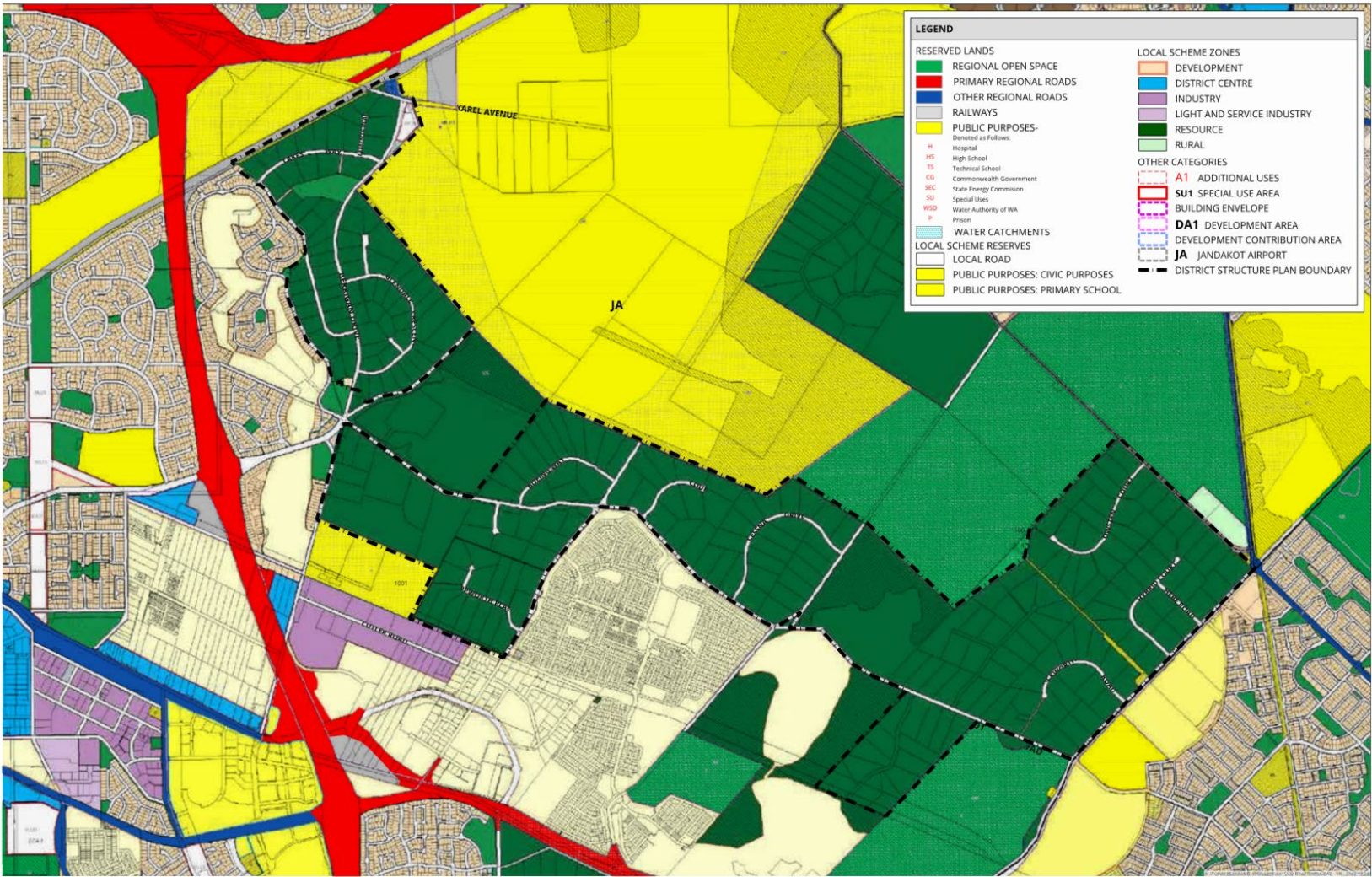




6. Current MRS Amendments Requests







7. Town Planning Scheme No. 3 Zoning



## 1.4. Regional Planning Strategies

### 1.4.1. South Metropolitan Peel Sub-Regional Planning Framework

The *South Metropolitan Peel Sub-Regional Planning Framework* (Framework) is a high-level strategic planning document adopted by the WAPC in March 2018 to guide future land use and infrastructure growth to 2050. The Framework forms part of the *Perth and Peel @ 3.5 Million* suite of documents and is specific to the South Metropolitan and Peel regions.

The DSP Area was initially identified in the Framework as a 'Planning Investigation Area' at the time of Frameworks publication in 2018. The area was one of 15 PIAs. In September 2022, 13 of the 15 were determined. On 10 August 2023, the State Government announced the resolution of the final two PIA's, being North Ballajura and this Jandakot-North Treeby DSP area. The DSP Area was elevated to an 'Urban Expansion Area' designation. Land classified as Urban Expansion under the Framework is defined as land that has been identified for potential urban development or represents the logical expansion of an existing urban area.

The Urban Expansion designation confirms the resolution of strategic investigations undertaken for this former Planning Investigation Area (PIA), enabling the progression of this DSP and associated MRS amendments.

Refer to **Figure 8 – South Metropolitan Peel Sub-Regional Planning Framework**.

### 1.4.2. Jandakot Airport Master Plan

The *Jandakot Airport Master Plan* (Airport Master Plan) was approved by the Federal Minister for Infrastructure, Transport and Regional Development on 22 August 2021, replacing the 2014 Airport Master Plan. The Airport Master Plan sets out the strategic direction for future development of the airport and surrounding land over the next 20 years. It considers a range of matters beyond aviation including aircraft noise, access, land use and the natural environment.

The Airport Master Plan divides the airport and its surrounding landholdings into specific land use precincts and identifies discretionary land uses for each. The DSP Area is located to the immediate south of the Airport and partly adjoins Precincts 2A – Conservation, Precinct 3 – Aviation Operations, and Precincts 5 and 6 – Mixed Business.

Precinct 2A comprises an area measuring approximately 29ha and is identified as being retained as bushland. Precinct 3 is set aside for aviation operations and comprise the infrastructure required for the movement of aircraft (ie. runway, taxiways etc) along with facilities for fuel storage, maintenance, aircraft storage and administration. The Mixed Business Precincts (5 and 6) accommodate warehouse, manufacturing and storage type land uses.

Refer **Figure 9 – Jandakot Airport Master Plan Precinct Plan**.

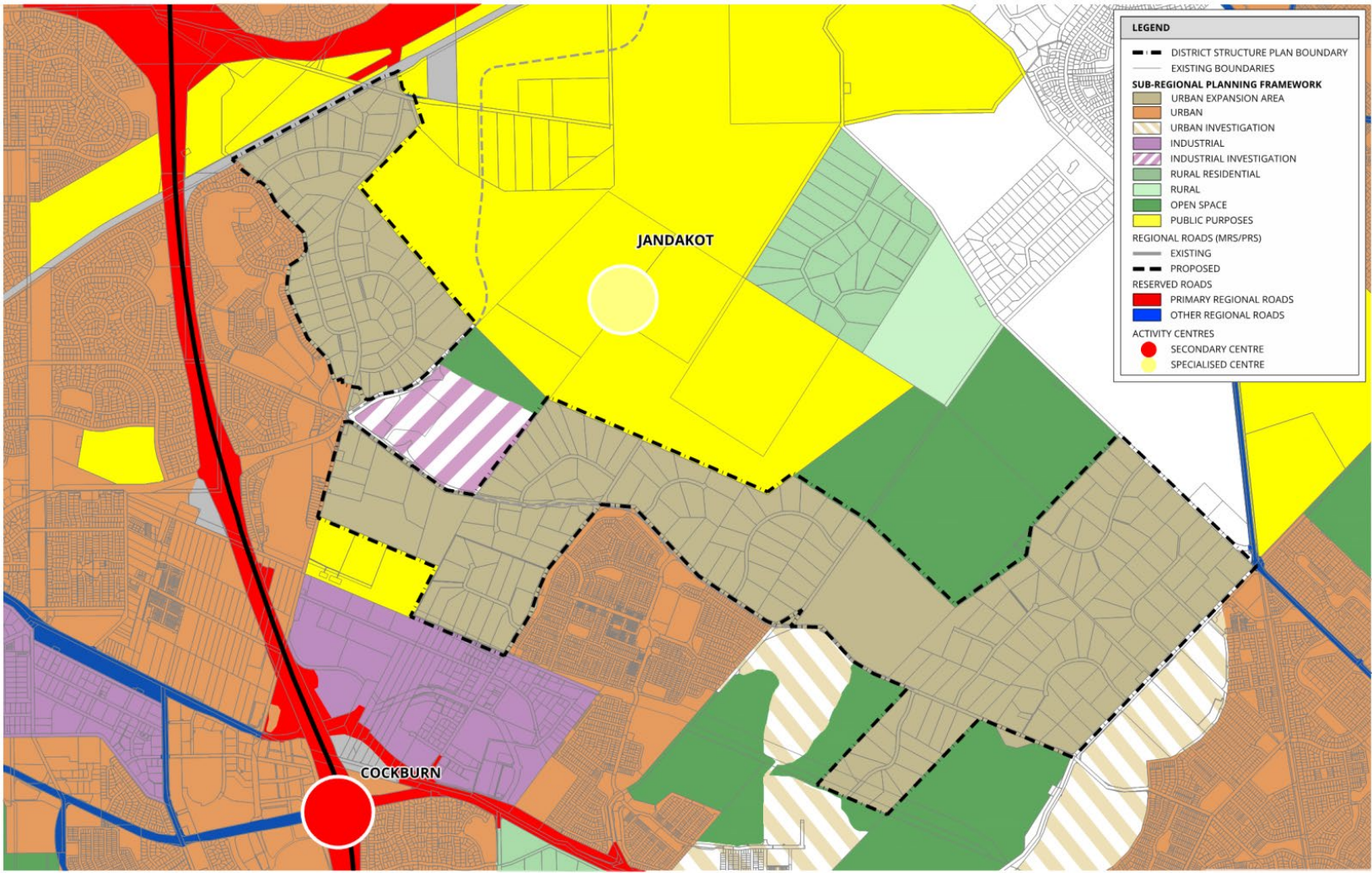
Being located in proximity to the Airport, parts of the DSP Area are subject to aircraft noise. The Airport Master Plan forecasts noise predictions in and around the Airport using the *Australian Noise Exposure Forecast* (ANEF) system and using the *Jandakot Airport Ultimate Capacity ANEF Chart 2019* (ANEF Chart) map noise contours at 20, 25, 30, 35 and 40 ANEF units. The contour plot is the calculated total noise energy at a given point on the ground on an annual average day. The higher the ANEF value, the greater the expected exposure to aircraft noise in that area. The ANEF contours contained in the ANEF Chart are calculated on the theoretical maximum movement capacity of the airfield and in this regard, represent maximum noise exposure levels.

Land within the DSP Area is predominantly situated either below the 20 ANEF contour or between the 20 – 25 ANEF contours. A portion of Precinct 1 North-West and a portion of Precinct 2 Central fall within the 25 – 30 ANEF contours.

Refer to **Figure 10 – Jandakot Airport ANEF Contours**.

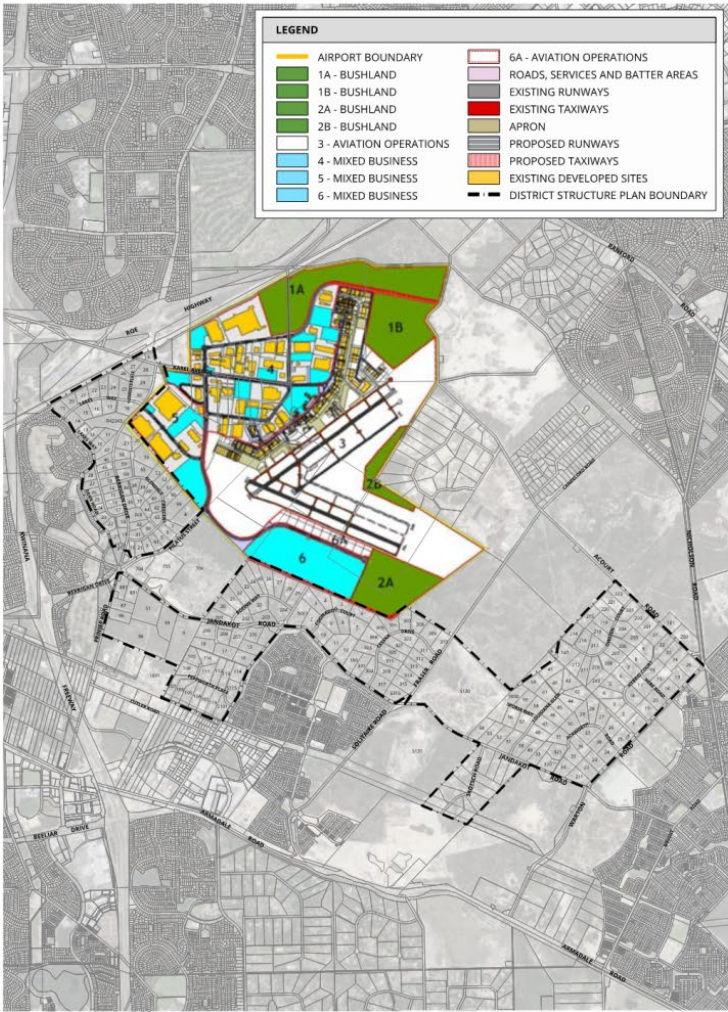




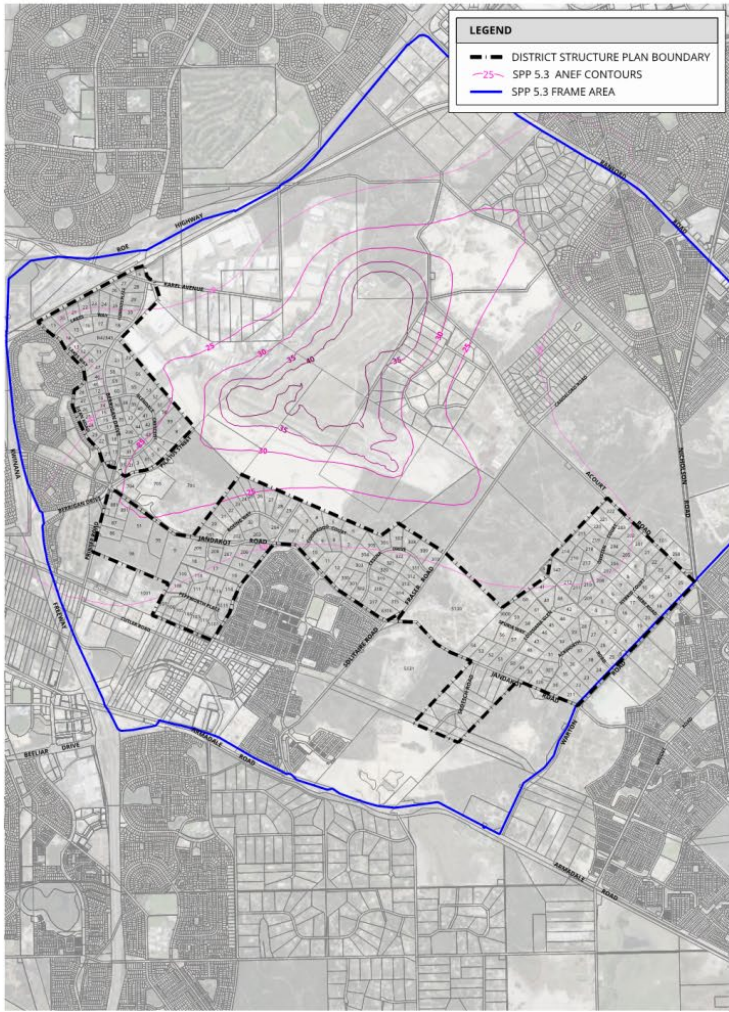


8. South Metropolitan Peel Sub-Regional Planning Framework





9. Jandakot Airport Master Plan Precinct Plan



10. Jandakot Airport ANEF Contours





A Transportation Noise Assessment has been undertaken in support of the DSP by Lloyd George Acoustics and is enclosed at **Appendix 2**. The Noise Assessment examines the potential noise impacts from Jandakot Airport (in addition to road and rail noise) and recommends appropriate noise mitigation measures where required. These measures will be incorporated into individual local structure plans and implemented through local development plans and/or conditions of subdivision approval.

Refer to **Appendix 2 – Transportation Noise Assessment**.

## 1.5. State Planning Policies

The following section addresses compliance with relevant WAPC State Planning Policies.

### 1.5.1. SPP 2.0 – Environmental and Natural Resources Policy

The WAPC's State Planning Policy No.2: Environment and Natural Resources Policy (SPP 2.0) defines the principles and considerations that represent good and responsible planning in terms of environmental and natural resource issues within the framework of the State Planning Strategy. Its objectives are to:

- Integrate environment and natural resource management with broader land use planning and decision-making;
- Protect, conserve and enhance the natural environment; and
- Promote and assist in the wise and sustainable use and management of natural resources.

The requirements of SPP 2.0 have been taken into consideration in the preparation of this DSP. Specifically, the DSP considers matters such as flora, vegetation and fauna, wetlands, overall water management, and reduces the risk to groundwater by:

- Facilitating a structure planning process that will identify and manage existing wetlands, and retain and protect areas of significant vegetation;
- Implementing water sensitive design principles that reduce the impact of stormwater flows and control the release of pollutants and nutrients into the groundwater system;
- Replacing the existing method of on-site sewer treatment with a reticulated solution; and
- Replacing large lot rural subdivision with small lot residential subdivision which creates a reduced nutrient input regime.

This DSP is supported by an Environment Assessment Report (EAR) and District Water Management Strategy (DWMS) which demonstrate the DSP Area's suitability for urban (residential) development.

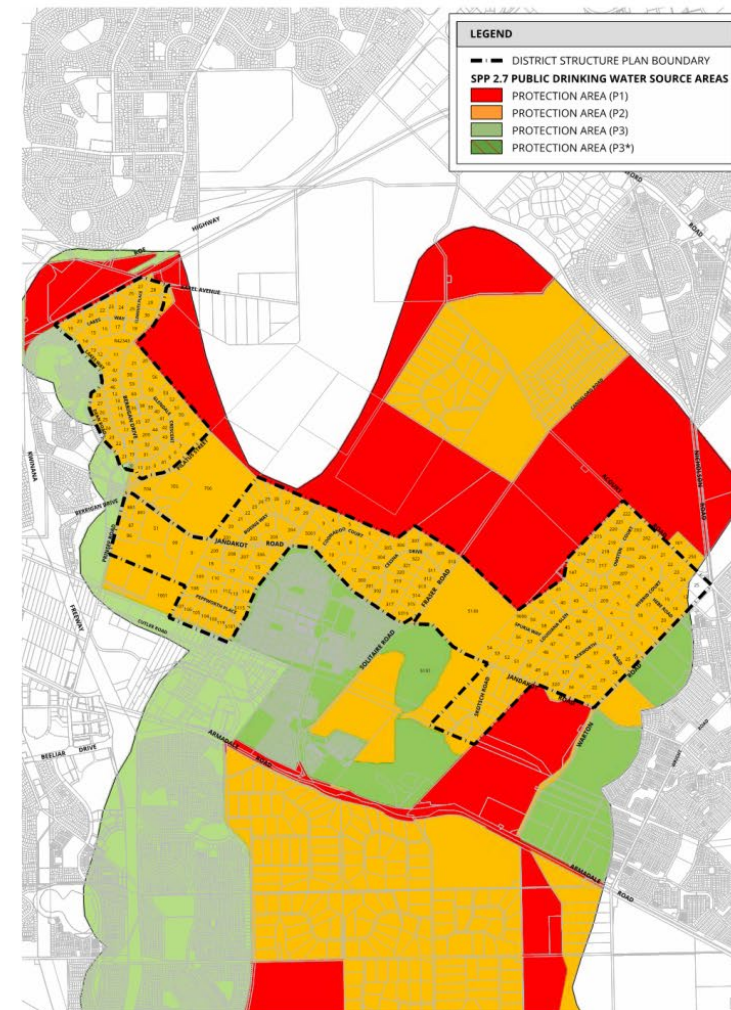
Refer to **Appendix 3 – EAR** and **Appendix 4 – DWMS**.

### 1.5.2. SPP 2.3 – Jandakot Groundwater Protection Policy

The DSP Area is located within the proclaimed *Jandakot Underground Water Pollution Control Area* (UWPCA) and is classified as a Priority 2 (P2) Water Source Area. P2 areas are defined and managed to maintain or improve the quality of drinking water source with the objective of risk minimisation. A reclassification to Priority 3\* (P3) is anticipated following the rezoning of the DSP Area for urban purposes.

A number of wellheads (abstraction bores) and Wellhead Protection Zones are located within the DSP Area. Wellhead Protection Zones are defined areas regulated to address contamination of public drinking water abstraction bores (wellheads). Any development proposed within a Wellhead Protection Zone is to have regard to the *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981* and *Water Quality Protection Note 25: Land Use Compatibility Tables for Public Drinking Water Source Areas*.

Refer **Figure 11 – Jandakot Groundwater Protection Area**.



11. Jandakot Groundwater Protection Area

The Jandakot UWPCA is managed in accordance with the WAPC's *State Planning Policy No. 2.3: Jandakot Groundwater Protection Policy* (SPP 2.3). Under SPP 2.3, urban development is not considered a compatible land use within a P2 area due to increased water contamination risk and there is a general presumption against new urban land in the Rural-Water Protection Zone.

Notwithstanding this policy position, SPP 2.3 recognises that there are situations where urban development may be appropriate in a P2 area and stipulates that MRS amendments will only be supported where the land has been identified for development through a strategic planning document approved or prepared by the WAPC (Refer to s. 6.3(b) and 6.3(c) of SPP 2.3). In this case, the DSP Area has been identified as suitable for urban expansion by the WAPC through the South Metropolitan Peel Sub-Regional Planning Framework.

1.5.3. SPP 2.4 – Basic Raw Materials

One of the landholdings within the DSP Area (Lot 5130 Jandakot Treeby) comprises an approved and operating sand extraction site. The provisions of *State Planning Policy 2.4 – Planning for Basic Raw Materials* (SPP 2.4) are therefore relevant to this DSP.

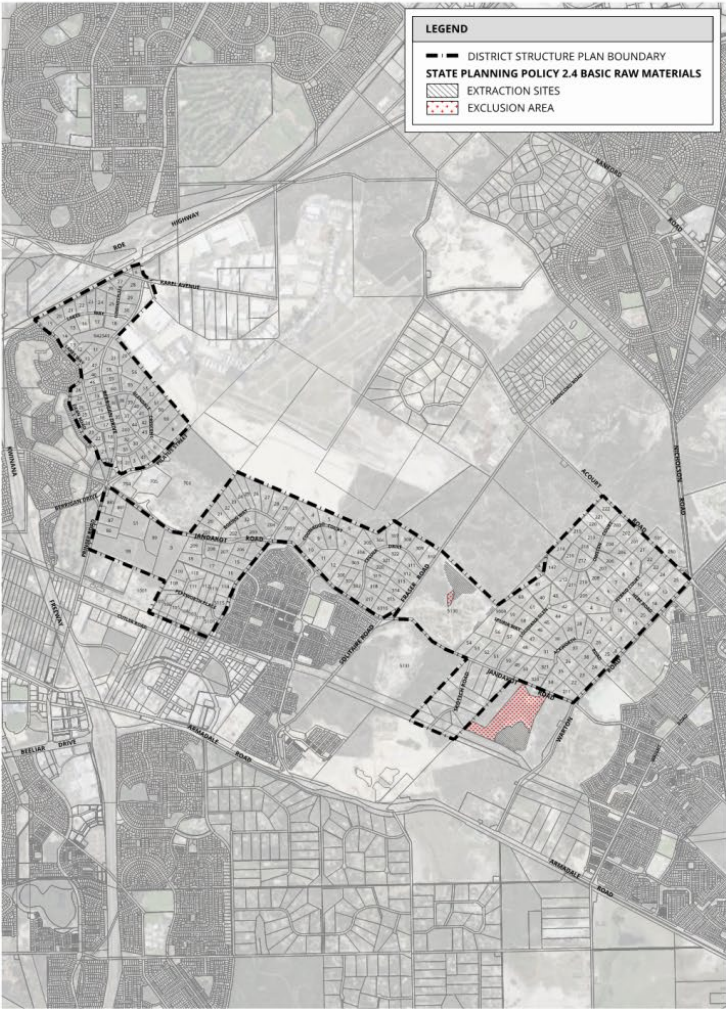
Refer to **Figure 12 – Basic Raw Materials Mapping**.

The intent of SPP 2.4 is to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources. SPP 2.4 operates in association with the interactive geological map produced by the Department of Mines, Industry Regulation and Safety (DMIRS). The geological mapping identifies:

- Significant Geological Supply areas;
- Known, proposed, approved or operating Extraction Sites; and
- Exclusion Areas – known or proposed sites excluded from Basic Raw Material extraction due to environmental values, resource conflicts or for land use planning reasons.

The northern portion of Lot 5130 Jandakot Road is partially identified as an Extraction Site and partially identified as an Exclusion Area.

Lot 5130 is the subject of a current MRS Amendment request originally lodged with the WAPC in 2017, updated in 2022, and again in 2023 following determination of the PIA. The MRS Amendment proposes to retain part of the Extraction Site and Exclusion Area within a conservation area which will form part of a realigned Bush Forever designation under the MRS that is currently being considered by the Department of Planning, Lands and Heritage. On this basis, the designation of part of Lot 5130 Jandakot Road for urban (residential) purposes under the DSP is consistent with the objectives and provisions of SPP 2.4.



12. Basic Raw Materials Mapping



1.5.4. SPP 2.7 – Public Drinking Water Source Policy

Given its location within the Jandakot Public Drinking Water Source Area (PDWSA), the DSP Area is subject to the provisions of State Planning Policy No. 2.7: Public Drinking Water Source Policy (SPP 2.7). The primary objective of SPP 2.7 is to ensure that land use and development within PDWSAs is compatible with the protection and long-term management of water resources for public water supply.

The Water Corporation extracts water from the Jandakot PDWSA as part of the Perth Metropolitan Integrated Water Supply System (IWSS) and the entire DSP Area is classified as a Priority 2 (P2) PDWSA. A reclassification to Priority 3\* (P3) is anticipated following the rezoning of the DSP Area for urban purposes.

SPP 2.7 recommends that P2 areas are included in the 'Water Catchments' reservation or the 'Rural-Water Protection' Zone under the MRS but recognises that planning decisions within P2 areas should also be consistent with relevant land use and water management strategies and State Planning Policies. In this case, the DSP Area has been identified as suitable for urban expansion by the WAPC through the South Metropolitan Peel Sub-Regional Planning Framework.

The potential impacts on the quality and quantity of the Jandakot PDWSA have been considered in the preparation of this DSP. It is demonstrated through the DWMS (and through existing residential development in proximity to the DSP Area) that the potential impact of rezoning the DSP Area from 'Rural – Water Resource' to 'Urban' under the MRS can be satisfactorily managed in terms of its impact on the quality and quantity of public drinking water supplies. On this basis, the proposed DSP and subsequent MRS Amendment proposals are consistent with the objectives of SPP 2.7.

The Department of Water and Environmental Regulation's (DWER) Water Quality Protection Note 25: Land Use Compatibility Tables for Public Drinking Water Source Areas (Water Quality Protection Note 25) provides further guidance and support to SPP 2.7 on matters regarding land uses and activities within PDWSAs. The DSP and supporting technical reports have been prepared having regard to the provisions of the Water Quality Protection Note 25.

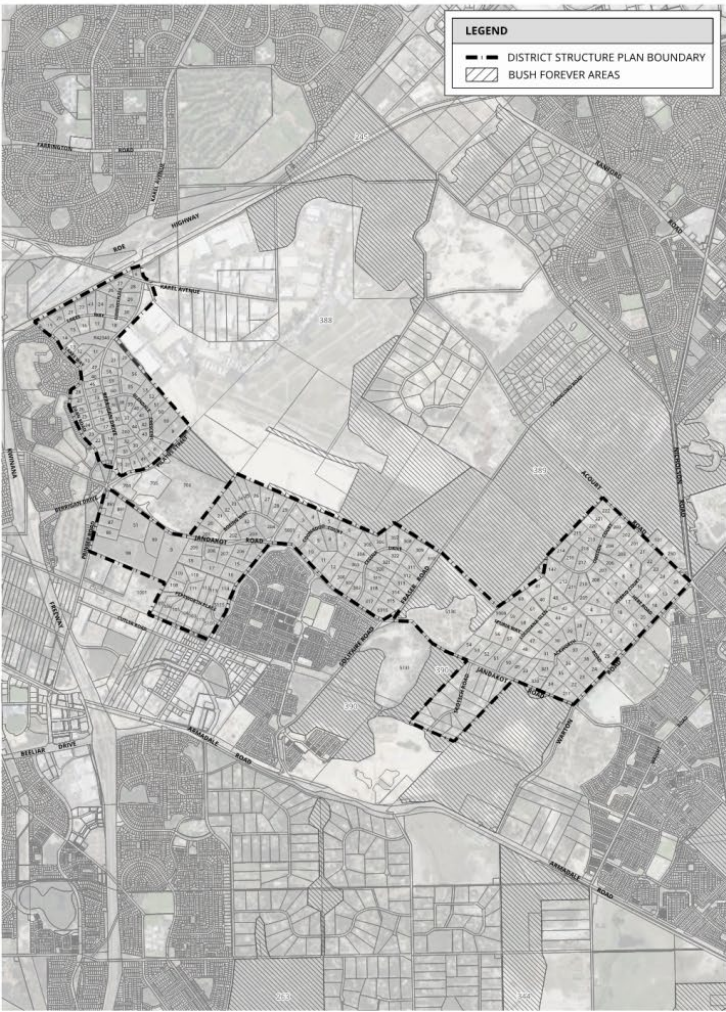
1.5.5. SPP 2.8 – Bushland Policy for the Perth Metropolitan Region

The WAPC's State Planning Policy No. 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8) provides a policy and implementation framework that ensures bushland protection and management issues throughout the Perth Metropolitan Region are adequately addressed and integrated with broader land use planning and decision-making. SPP 2.8 predominantly deals with two (2) distinct subjects - Bush Forever areas and local bushland areas. In accordance with SPP 2.8, proposals must recognise regionally significant bushland and outline methods by which it will avoid, minimise and offset any likely adverse impacts it will have on regionally significant bushland.

The DSP Area contains a portion of Bush Forever Site 389 (BF 389) which is located on Lot 5130 Jandakot Road. The landowner is currently liaising with the Department of Planning Lands and Heritage / WAPC in relation to the boundary of BF 389 as it relates to Lot 5130.

Until a boundary realignment is finalised through a MRS Amendment the status of the portion of Lot 5130 containing the Bush Forever designation remains unchanged. The Draft Bushfire Forever Realignment is identified by the DSP as 'Potential Future Regional Open Space'.

Refer to Figure 13 – Bush Forever Sites and Figure 14 – Draft Bush Forever Site 389 Realignment.



13. Bush Forever Sites



14. Draft Bush Forever Site 389 Realignment



### 1.5.6. SPP 2.9 – Water Resources

The WAPC's *State Planning Policy No. 2.9 – Water Resources* (SPP 2.9) provides guidance for the planning, protection and management of surface and groundwater catchments. It also includes consideration of the availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system.

The objectives of SPP 2.9 are to:

- Protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
- Promote and assist in the management and sustainable use of water resources.

The requirements of SPP 2.9 have been taken into consideration in the preparation of this DSP. The proposed DSP considers the protection and ongoing management of groundwater and surface water resources and is supported by a range of technical reports including an EAR and DWMS which demonstrate the area's suitability for urban (residential) development. On this basis, the proposed DSP is consistent with the objectives of SPP 2.9.

Refer to **Appendix 2 – EAR** and **Appendix 4 – DWMS**.

### 1.5.7. SPP 2.9 and Guidelines – Planning for Water (Draft)

The WAPC has prepared a *draft State Planning Policy No. 2.9 - Water Resources* (Draft SPP 2.9) and supporting Guidelines. Draft SPP 2.9 and Guidelines consolidate (and will ultimately replace) a number of existing State Planning Policies including SPP 2.3, SPP 2.7 and SPP 2.9. Its purpose is to streamline and simplify the current framework to deliver greater clarity around how water-related provisions are implemented.

As with SPP 2.3, draft SPP 2.9 provides for a general presumption against the intensification of land uses in Priority 1 (P1) and 2 (P2) water protection source areas unless identified in a strategic planning document prepared by the WAPC, such as a sub-regional planning framework or subregional structure plan. As previously mentioned, the DSP Area has been identified as suitable for urban expansion by the WAPC through the South Metropolitan Peel Sub-Regional Planning Framework.

It is noted that the MRS Amendment Requests submitted on behalf of Parcel Property Pty Ltd and Aigle Royal Development Pty Ltd (and currently under consideration by the WAPC) included groundwater risk assessments for land use intensification. These assessments demonstrated that risk of land use intensification to the Jandakot Drinking Water Source within those Amendment Areas was manageable and that, accordingly, the intensification of land uses as proposed could be supported. We appreciate that these risk assessments will require review and consideration by the appropriate government environmental agencies and understand this will be undertaken as part of the DSP and MRS Amendment processes.

Having regard to the above, the DSP is considered to satisfy the provisions and objectives of draft SPP 2.9 and the associated draft Guidelines.



### 1.5.8. SPP 3.0 – Urban Growth and Settlement

The WAPC's *State Planning Policy No. 3.0: Urban Growth and Settlement* (SPP 3.0) sets out the principles and considerations which apply to planning for urban growth and settlement. The DSP either complies with, or can be made to comply with as part of the detailed planning process, the following objectives of SPP 3.0:

- Promote a sustainable and well-planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space;
- Build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- Manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints;
- Promote the development of sustainable and liveable neighbourhoods which reduce energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community; and
- Coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The DSP has been considered in relation to the objectives and policy measures contained in SPP 3.0. The DSP Area and its proposed urban zoning is considered appropriate given the following:

- The DSP Area is well serviced by existing public amenities and infrastructure such as schools and parks, being located immediately north of an existing established residential area (Calleya estate).
- Essential services such as power, water and sewer are readily available to the DSP Area through extensions to existing nearby infrastructure.
- Proximity to the Cockburn Secondary Centre, Solomon Road Industrial Area and Jandakot Airport and Business Park Specialised Centre ensures that the DSP Area is accessible to a strong, diversified and sustainable economic base with assured access to jobs and employment.
- The DSP Area is well connected to existing transport infrastructure being located within 1.0km of the Kwinana Freeway (via either the Armadale Road or Berrigan Drive entry-exit ramps), the Cockburn Central Train Station, and the Thornlie-Cockburn Link which is currently under construction as part of the State Government's Metronet program. Directing urban expansion to areas that are well serviced by public transport is a key requirement for sustainable communities.
- A range of retail, entertainment and medical facilities are available in proximity to the DSP Area, the majority of which are located within the Cockburn Secondary Centre, 1.2km to the south-west of the Amendment Area. Clustering retail, employment, recreational and other activities which attract large numbers of people in and around Activity Centres at major public transport nodes will assist in reducing the need to travel, encourage non-car modes and create attractive, high amenity mixed use urban centres.
- The DSP Area represents a logical extension to the existing pattern of urban development in the area, consistent with area's designation as an 'Urban Expansion Area' under the South Metropolitan Peel Sub-Regional Planning Framework; and

- The DSP will provide for a variety in the size, type and affordability of housing to support a range of household sizes, ages and incomes which is responsive to housing demand and preferences.

### 1.5.9. SPP 3.7 – Planning in Bushfire Prone Areas

The DSP Area is mapped as a 'Bushfire Prone Area' by the Department of Fire and Emergency Services (DFES). Any planning and development considerations within the DSP Area are therefore subject to the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and accompanying Guidelines.

Refer **Figure 15 – Bushfire Prone Mapping**.

In accordance with Clauses 6.2 and 6.3 of SPP 3.7, a Bushfire Hazard Assessment (BHZ) of the DSP Area has been undertaken and a Bushfire Management Plan (BMP) prepared. A copy of the BHZ and BMP are contained within **Appendix 5**.

The BMP examines the various responses to the identified bushfire risks (following development) that will achieve compliance with the intent of SPP 3.7 and make the land suitable for its intended purpose. The BMP demonstrates that residential development within the Amendment Area would be able to satisfy the intent of the bushfire protection criteria outlined in SPP 3.7 and the accompanying Guidelines.

Refer **Appendix 5 – Bushfire Management Plan**.

### 1.5.10. SPP 4.1 – Industrial Interface

The southern boundary of the DSP Area (proposed Precinct 4) partially abuts the Solomon Road Industrial Area. Accordingly, the WAPC's *State Planning Policy No. 4.1 – Industrial Interface* (SPP 4.1) requires consideration.

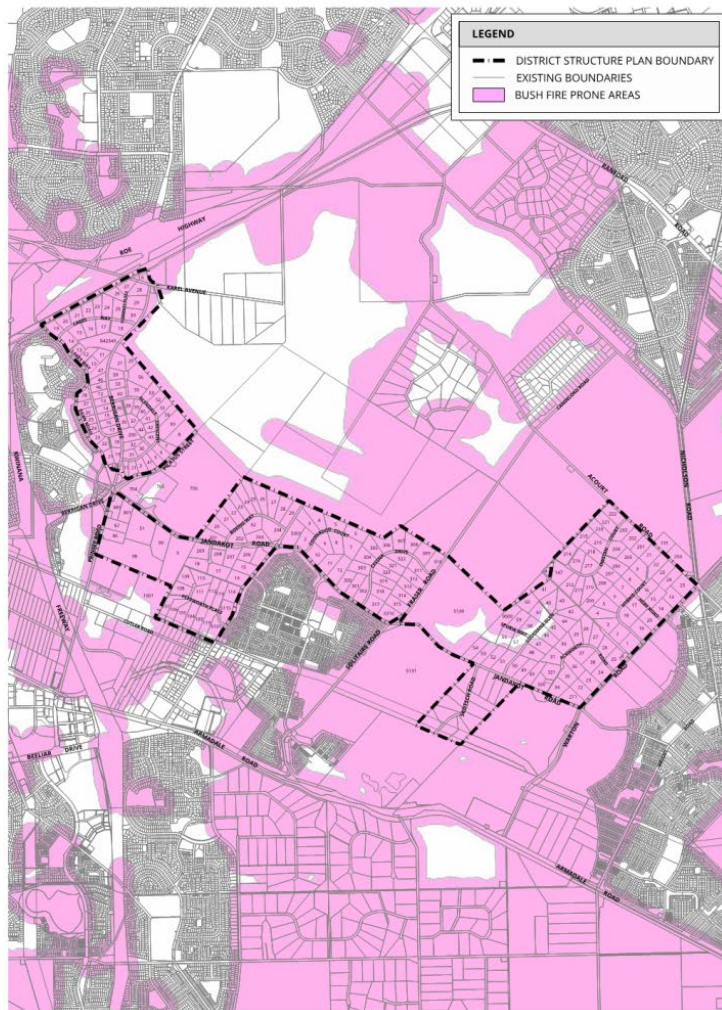
SPP 4.1 aims to prevent conflict and encroachment between industrial and sensitive land uses by taking into consideration the potential off-site impact of industrial land uses at various stages of the planning process. The Solomon Road Industrial Area comprises a range of light and service commercial industries such as equipment hire and sales, outdoor storage, warehousing, offices, fabrication and vehicle sales and display.

The DSP recognises the need for an appropriate interface and a suitable transition between the Solomon Road / Cutler Road Industrial Area and residential land uses. The existing power line easement that runs along this boundary provides an opportunity to manage the transition between land uses and as such, the DSP identifies this area as 'Public Open Space'. Land use permissibility and interface considerations such as fencing, built form and setbacks will be addressed as part of the Local Structure Plan for Precinct 4 South-West. Should the area of Precinct 4 identified as 'Rural Residential - Subject to Site Specific Investigation' which adjoins land zoned 'Public Purposes - State Energy Commission' be found to be suitable for residential development, consideration will need to be given to this interface and the provisions of SPP4.1.

### 1.5.11. SPP 4.2 – Activity Centres for Perth and Peel

The WAPC's *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel* (SPP 4.2) sets out the broad requirements for the planning and development of new activity centres and the renewal of existing centres in Perth and Peel. A key objective of SPP 4.2 is to increase the density and diversity of housing within and around activity centres to the improve land use efficiency, residential amenity and access to services, housing variety and centre vitality.

The Cockburn Central Secondary Centre is located approximately 1.2km west of the DSP Area. Development of the DSP Area will increase the population catchment east of the activity centre and in doing so, will consolidate and support the role of Cockburn Central as a key activity centre.



15. Bushfire Prone Mapping



### 1.5.12. SPP 5.3 – Land Use Planning in the Vicinity of Jandakot Airport

The DSP Area is located directly south of the Jandakot Airport and Business Park and is therefore subject to the WAPC's *State Planning Policy No. 5.3 - Land Use Planning in the Vicinity of Jandakot Airport* (SPP 5.3). SPP 5.3 is predicated upon the ANEF system which is used to guide zoning, land use and development proposals. The majority of the DSP Area is situated either below the 20 ANEF contour or between the 20 – 25 ANEF contours. A small portion of the North-West and Central Precincts (1 and 2) fall within the 25 – 30 ANEF contours.

SPP 5.3 provides guidance on zoning, land use, residential density, subdivision, and development within each of the various ANEF contours based on *AS2021 – Building Site Acceptability Based on ANEF Zone*. For land below the 20 ANEF zone, there is no restriction on the zoning or development of land.

Within the 20-25 ANEF zone, residential uses are deemed 'Conditionally Acceptable', meaning consideration should be given to the suitability of such uses within this noise exposure zone. Noise mitigation measures are not mandatory but are recommended. Where land is zoned for residential purposes or to permit residential development, the maximum dwelling density should generally be limited to R20, except where:

- land is identified as appropriate for more intensive development through strategic planning instruments such as a regional or sub-regional structure plan;
- a higher density coding is desirable to facilitate redevelopment or infill development of an existing residential area; and
- it can be demonstrated that the public benefits of higher density coding outweigh the negative impacts of exposing additional residents to aircraft noise.

Residential development at a density greater than R20 would need to meet the requirements of SPP 5.3, including a detailed noise assessment being provided that confirms the site's suitability.

As outlined above, a Transportation Noise Assessment has been undertaken in support of the DSP by Lloyd George Acoustics and is enclosed at **Appendix 2**. The Noise Assessment examines the potential noise impacts from Jandakot Airport (in addition to road and rail noise) and recommends appropriate noise mitigation measures where required. These measures will be incorporated into individual local structure plans and implemented through local development plans and/or conditions of subdivision approval.

In areas above the 25 ANEF zone, residential uses are considered 'Unacceptable' under the provisions of SPP 5.3. As such, the DSP proposes to maintain existing land uses through the retention of the existing 'Rural Residential' zoning which will be subject to site specific investigation' zone, consistent with SPP 5.3.

### 1.5.13. SPP 5.4 – Road and Rail Transport Noise

The WAPC's *State Planning Policy No. 5.4 - Road and Rail Transport Noise* (SPP 5.4) applies to planning proposals where a noise-sensitive land use is proposed within the 'trigger distance' of a 'specified transport route', or when new or major upgrades to road and rail are proposed. Current mapping indicates that the DSP Area is potentially affected by road noise from Roe Highway in the west and Warton Road in the east.

Refer **Figure 16 – Road and Rail Noise Mapping**.

Whilst the balance of the DSP Area is not currently mapped as being within a trigger distance of a specified transport route under the provisions of SPP 5.4, it is noted that both Jandakot Road and Berrigan Drive are being upgraded and a new passenger rail (Thornlie-Cockburn Link) is proposed. These upgrades and additions are expected to generate a noise impact, for which consideration against the provisions of SPP 5.4 will be warranted.

As noted above, a Transportation Noise Assessment has been undertaken in support of the DSP by Lloyd George Acoustics and is enclosed at **Appendix 2**. The Noise Assessment examines the potential noise impacts from existing and proposed road and rail infrastructure corridors and recommends appropriate noise mitigation measures in response. These measures will be incorporated into individual local structure plans and implemented through local development plans and/or conditions of subdivision approval.



1.6. Other State Policies

1.6.1. Development Control Policy 4.3 – Planning for High Pressure Gas Pipelines (Draft)

Parts of the DSP Area are identified under the WAPC's *draft Development Control Policy No. 4.3 – Planning for High Pressure Gas Pipelines* (Draft OP 4.3) as being within the 'Trigger Distance' for ATCO and APA Gas Infrastructure. These trigger locations include land either side of Jandakot and Warton Roads in the south and east of the DSP Area and land either side of Roe Highway along the western boundary of the DSP Area.

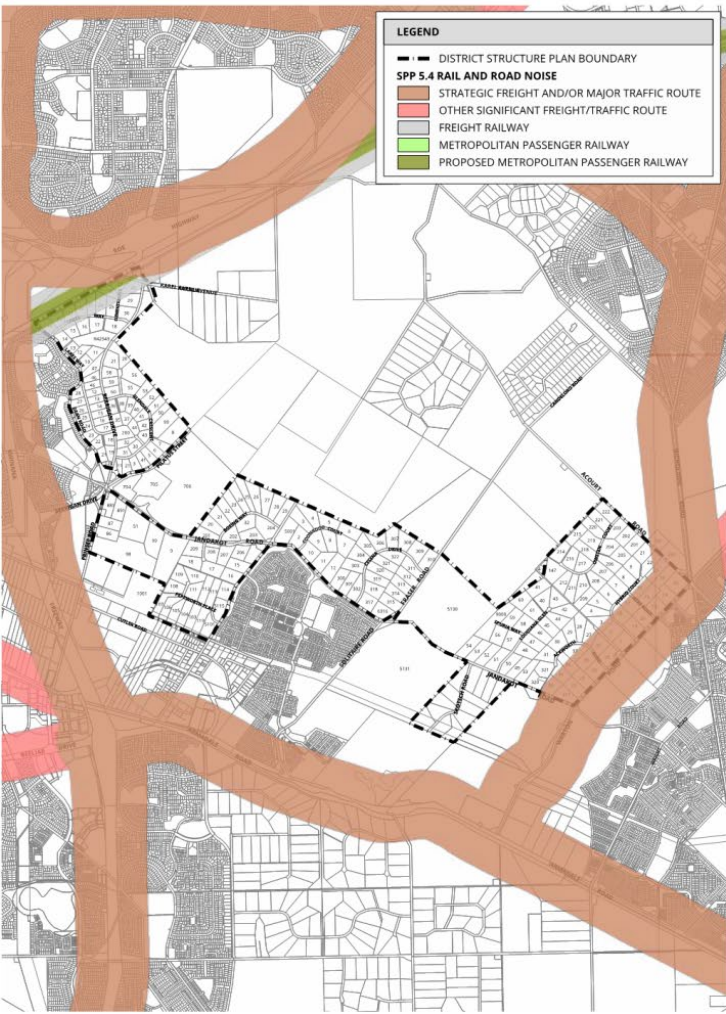
The purpose of draft DCP4.3 is to protect people from unacceptable levels of risk from high-pressure gas pipelines by protecting high-pressure gas pipelines from unregulated encroachment. The DSP proposes a number of land uses within the trigger locations including urban (residential) uses. Discussions with the relevant pipeline owner/operator(s) will be required at the Local Structure Plan stage to identify any land use or built form restrictions that need to be addressed.

Refer **Figure 17 – Draft DCP 4.3 Mapping**.

1.6.2. Government Sewerage Policy

Adopted in September 2019, the *Government Sewerage Policy* establishes the Western Australian Government's position on the provision of sewerage services in the State through the planning and development of land. The policy requires reticulated sewerage to be provided during the subdivision and development of land. In instances where reticulated sewerage cannot be provided, it adopts a best practice approach to the provision of on-site sewerage treatment and disposal, in accordance with *Australian/New Zealand Standard 1547 On-site Domestic Wastewater Management*.

The DSP Area is not currently serviced by a comprehensive reticulated (deep) sewerage system and accordingly relies on the on-site storage and treatment of waste. A comprehensive reticulated (deep) sewer system will be installed to service the DSP Area at the time of subdivision and will replace the existing on-site method of waste treatment.



16. Road and Rail Noise Mapping



17. Draft DCP4.3 Mapping



## 1.7. Local Planning Strategy

### 1.7.1. City of Cockburn Draft Local Planning Strategy

The City has prepared a draft *Local Planning Strategy* (draft Planning Strategy) to replace the current Planning Strategy and inform the preparation of a new Local Planning Scheme. The draft Planning Strategy was advertised in 2022 and is awaiting final approval.

The draft Planning Strategy designates the DSP Area as 'MRS Water Protection Area (groundwater study to be undertaken)'. This designation is provided across most of the 'Resource' zoned area, including land within the 'Urban' Zone under the MRS, and broadly reflects the Jandakot Groundwater Protection Policy Area under SPP 2.3. The Strategy identifies the Jandakot- Treeby Urban Expansion Area as 'Planning Area B' and recognises the need for a comprehensive DSP to guide the development of the area.

## 1.8. Local Planning Policies

In addition to the state and regional planning policies in operation, the City has a number of local planning policies relevant to the planning of the DSP Area. These include (but are not limited to):

- LPP 1.12 Noise Attenuation
- LPP 5.1 Public Open Space
- LPP 5.2 Incorporating Natural Areas in Public Open Space
- LPP 5.3 Control Measures for Protecting Water Resources in Receiving Environments
- LPP 5.4 Location of High Voltage Overhead Power Lines and Microwave Towers
- LPP 5.6 Vehicle Access
- LPP 5.7 Uniform Fencing
- LPP 5.15 Access Street – Road Reserve and Pavement Standards
- LPP 5.19 Structure Plans & Mobile Telecommunications Infrastructure

These local planning policies do not conflict with the DSP but will require consideration in the more detailed design and implementation planning processes to follow.



1.9. Pre-Lodgement Consultation

The preparation of this DSP has been informed through consultation with the Department of Planning, Lands and Heritage (DPLH), City of Cockburn and other various State Government agencies.

The following provides a summary of consultation undertaken.

Authority	Date	Method	Summary of Outcomes
DPLH & City of Cockburn	10 Mar 2025	Meeting	Meeting to discuss the DSP schedule of modifications
WAPC	19 Feb 2025	WAPC Meeting	WAPC Meeting – Consent to advertise the DSP subject to modifications
DPLH, City of Cockburn and all relevant government agencies	29 August 2024	Technical Advisory Group Meeting	Detailed discussion of draft DSP and potential modifications to DSP.
DPLH & City of Cockburn	21 June 2024	Meeting	Meeting to discuss DSP response to agency comments following TAG 1
DPLH, City of Cockburn and all relevant government agencies	17 April 2024	Technical Advisory Group Meeting	Detailed discussion of draft DSP and potential modifications to DSP.
DPLH / City of Cockburn	9 Nov 2023	Meeting	Discussion of DSP objectives, opportunities and constraints
WAPC / DPLH	14 Sep 2023	Meeting	Discussion of outcomes of PIA determination, need for a high-level DSP and progression of 2 x MRS Amendments.  Discussion of TAG meetings to coordinate DSP assessment.
Synergies Economic Consulting	13 Oct 2022	Meeting	Discussion on PIA review and opportunity to provide background information on scenarios for PIA

Table 2: Pre-Lodgement Consultation

## 2. Site Conditions and Constraints

This report is supported by the following technical studies:

- Environmental Assessment Report, prepared by Western Environmental Pty Ltd (**Appendix 3**);
- Bushfire Management Plan, prepared by Western Environmental Pty Ltd (**Appendix 5**);
- District Water Management Strategy, prepared by Emerge Associates (**Appendix 4**);
- Transportation Noise Assessment, prepared by prepared by Lloyd George Acoustics (**Appendix 2**);
- Transport Impact Assessment, prepared by DVC Consultants (**Appendix 6**); and
- Engineering Servicing Report, prepared by Colliers (Pritchard Francis) (**Appendix 8**);

Key findings from these technical studies are summarised below.

### 2.1. Landform and Soils

#### 2.1.1. Topography

The topography of the DSP Area is generally flat with elevations of between 26m AHD and 49m AHD as detailed below:

- Precinct 1 North-West: Between 26m AHD and 49m AHD with the highest elevation being located in the centre of the precinct;
- Precinct 2 Central: Between 26m AHD and 40m AHD with the highest elevations being located in the western portion of the Precinct near to Jandakot Road and Jandakot Airport;
- Precinct 3 East: 29m AHD across Lot 5130 in the areas that have been sand mined to 41m AHD near the south-west boundary and between 28m AHD and 35m AHD in the remainder of Precinct.
- Precinct 4 South-West: Between 27m AHD and 48m AHD with the higher elevations being located south of Jandakot Road east of Prinsep Road.

#### 2.1.2. Geology and Soils

The geology of the DSP Area is described as likely to consist of the following geological materials based on regional geological mapping of the area:

- SAND (S8) – Fine to medium grained soil, moderately sorted, subangular to subrounded, with minor heavy minerals, with a white to pale grey appearance at surface, transitioning to a yellow appearance with depth.
- SAND (S10) – Same as S8 sand; lies over sandy clay to clayey sand of the Guildford Formation.
- PEATY SAND (Sp1) – Fine to medium-grained, moderately sorted quartz sand, slightly peaty, with a grey to black appearance.
- PEATY CLAY (Cps) – Soft soil with variable organic content, some quartz sand in places, with a dark grey to black appearance (Colliers (Pritchard Francis) 2023).

More detailed geotechnical and PFAS investigation will be undertaken prior to the DSP being given further consideration by the WAPC identifying potential PFAS contamination in the DSP area and any remediation options where required. This investigation will be undertaken by a suitably qualified expert and will examine whether urbanisation is appropriate.

#### 2.1.3. Contamination

The search of the DWER's Contaminated Sites Database reveals that the DSP Area is not registered as a contaminated site (known or suspected).

PFAS (manufactured chemicals used in products including weather and stain resistant products, firefighting foams and pesticides) are present in groundwater beneath the DSP Area, most likely originating from a source located on the Jandakot Airport Estate. Concentrations are not currently above the Australian Drinking Water Guidelines health-based guideline threshold for PFAS. However, groundwater in proximity to the DSP Area does contain PFAS at concentrations exceeding the guidelines (Western Environmental, 2023).

The presence of PFAS in groundwater is not expect to constrain development; however, will require further investigation and the implementation of appropriate management measures at future planning and development stages to restrict and manage access to impacted groundwater and soil. (Western Environmental, 2023). These investigations will be undertaken prior to the final determination of the DSP by the WAPC.





2.1.4. Acid Sulphate Soils

DWER Acid Sulphate Soil Risk Mapping identifies the DSP Area as largely having a ‘moderate to low risk’ of ASS occurring within 3 metres of the natural soil surface. Some pockets of ‘high to moderate’ risk of ASS occurring within 3 m of the natural soil surface are present in DSP Precincts 1 and 3.

Further investigation will be undertaken at the Local Structure Planning stage to more accurately determine the presence of ASS. The presence of ASS within the DSP Area is not expected to present an impediment to urban development within the DSP Area when managed in accordance with the DWER Guidelines.

Refer **Figure 18 – ASS Mapping**.

2.2. Vegetation, Flora and Fauna

A number of ecological surveys have historically been undertaken within the DSP Area in relation to vegetation flora and fauna. The findings from these surveys are reflected in the EAR enclosed at **Appendix 3**. For the balance of the DSP Area, the assessment of vegetation, flora and fauna is based on desktop review and analysis. It is expected that more detailed site-specific investigations will be undertaken at the local structure planning stage.

2.2.1. Vegetation and Flora

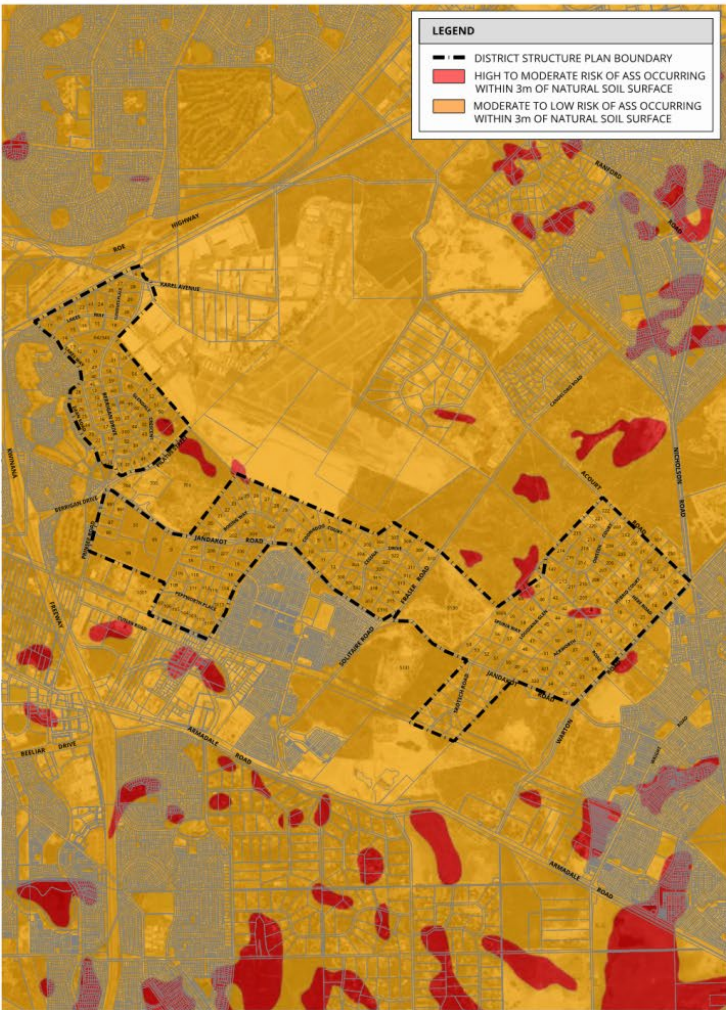
2.2.1.1. Communities

The majority of the DSP Area is mapped as being representative of the Bassendean Complex Central and South (59.06ha) and Southern River Complex (32.54 ha) native vegetation communities. Approximately 82.9ha of remnant native vegetation will be retained as ‘Rural Residential, subject to site specific investigation’, all of which is representative of the Bassendean Complex Central and South (Western Environmental, 2023).

2.2.1.2. Condition

Vegetation condition within the areas previously subject to ecological surveys range from ‘Completely Degraded’ to ‘Excellent’, with the majority in ‘Very Good’ condition (Western Environmental, 2023).

The majority of vegetation recorded through existing survey as being in ‘Very Good’ or better condition will be retained under its current land use designation and be subject to detailed investigation to determine its suitability for development or whether the vegetation is worthy of retention within areas of POS. Any change in land use will be subject to approval following detailed vegetation surveys, which will be required at the local structure planning stage.



18. ASS Mapping



### 2.2.1.3. Threatened and Priority Flora

A number of threatened and priority flora species have been identified within 5km of the DSP Area however no flora species of conservation significance have been recorded within the DSP Area, based on the ecological assessments completed to date and database records. Habitat for a number of conservation significant flora is present within the DSP Area. Further ecological assessment is required to confirm the presence or absence of these species (Western Environmental, 2023).

The DSP Area contains vegetation that has the potential to be consistent with the Banksia Woodlands of the Swan Coastal Plain ecological community, which is Priority 3 at State level and Endangered at Commonwealth level. Approximately 82.9ha of remnant native vegetation will be retained as 'Rural Residential, subject to site specific investigation' or within areas of POS, the majority of which has the potential to represent the Banksia Woodlands of the Swan Coastal Plain ecological community. Further ecological assessment is required at the local structure planning stage to confirm whether the vegetation satisfies the diagnostic criteria of the PEC/TEC (Western Environmental, 2023).

### 2.2.2. Bush Forever

Bush Forever site 389 (BF 389) intersects the DSP Area within Lot 5130 Jandakot Road. A proposed boundary realignment for BF 389 to exclude areas that have been impacted by sand extraction is currently being considered by the Department of Planning, Lands and Heritage. The boundary revision is proposed through a MRS Amendment, the process for which would include consideration by the EPA and the public (Western Environmental, 2023).

Given the extent of disturbance within BF 389 occurring through approved sand extraction activities (which pre-dates the bush forever designation), revision of the BF 389 boundary to align with undisturbed vegetation would result in the highest environmental values being retained (Western Environmental, 2023).

### 2.2.3. Fauna

#### 2.2.3.1. Conservation Significant Fauna Species

The DSP Area is expected to contain up to approximately 139.78ha of foraging habitat for Carnaby's cockatoo and 137.59ha for Baudin's cockatoo. The DSP Area also provides some foraging habitat for Forest red-tailed black cockatoo but to a much lesser extent (Western Environmental, 2023).

Foraging habitat for black cockatoo species is proposed to be retained as 'Rural Residential, subject to site specific investigation' or within areas of POS. Given the majority of remnant native vegetation throughout the DSP Area is dominated by Banksia spp., retained habitat is primarily for Carnaby's cockatoo and Baudin's cockatoo. At least 60% of inferred habitat for both species is expected to be retained (Western Environmental, 2023).

The DSP Area contains a known roosting site according to data gathered through the Great Cocky Count. The roosting site is situated in Precinct 4 within a collection of large eucalypt trees. The area is currently proposed as 'Residential' in the DSP, however opportunities will be explored at the local structure planning stage to facilitate retention of the roosting site and additional vegetation within POS (Western Environmental, 2023).

No breeding habitat (potential or confirmed) has been identified through ecological assessments undertaken within the DSP Area to date (Western Environmental, 2023).

The DSP delineates areas of 'Rural Residential, Subject to Site Specific Investigation' based on the presence of consolidated areas of native vegetation that appear (or have been mapped as being) in very good or better condition. Accordingly, around 40% of habitat for Carnaby's cockatoo and Baudin's cockatoo will be retained within existing rural residential land uses or within areas of POS (Western Environmental, 2023). More detailed site surveys will be undertaken at the local structure planning stage to identify any additional foraging, roosting or breeding sites within the DSP Area that require retention as POS.





2.3. Groundwater and Surface Water

2.3.1. Groundwater

Groundwater beneath the DSP Area is a multi-layered system comprised of the Superficial Swan unconfined aquifer (Jandakot mound), the Leederville confined aquifer and the Yarragadee confined aquifer. Water allocations in these groundwater areas are currently recorded by the DWER as 'fully allocated'.

Maximum groundwater levels (MGL) and clearance to MGL beneath the DSP Area are as follows:

- Precinct 1 North-West: Between 25m AHD in the south-eastern corner (corner of Pilatus Street and Centurion Place) to 22m AHD in the north-western corner (adjacent to Training Place) with a depth to MGL ranging from 1m and 7m.
- Precinct 2 Central: 26m AHD with a depth to MGL ranging from 0m and 18m.
- Precinct 3 East: 26m AHD with a depth to MGL ranging from 1m and 22m.
- Precinct 4 South-West: Between 26m AHD along the eastern boundary to approximately 25.5m AHD along the western boundary of the precinct with a depth to MGL ranging from 2.56m to 4m (Emerge, 2023).

2.3.2. Public Drinking Water Source Area

The DSP Area is located within the Airport and Canning Vale groundwater sub-areas of the Jandakot UWPCA. The Water Corporation extracts water from the mound as part of the Perth Metropolitan Integrated Water Supply System (IWSS) and the entire DSP Area is classified as a Priority 2 (P2) PDWSA.

A P2 area generally encompasses land zoned 'Rural' and the objective is to minimise water quality contamination risks. Low levels of development are allowed within a P2 PDWSA but generally with conditions. Developments within P2 areas are required to be designed in accordance with the requirements of P2 PDWSAs, as detailed in *Water quality protection note 25: Land use compatibility tables for public drinking water areas* (DoW 2016). Reclassification to Priority 3\* (P3\*) is required to facilitate urbanisation of the DSP Area.

P3\* areas are areas that changed from P1 or P2 as a result of government-approved strategic planning and only for urban developments in the MRS. As such, this DSP follows the WAPC finalisation of investigations undertaken by the WAPC, confirming the suitability of Jandakot / North Treeby for 'Urban Expansion' and facilitates the reclassification of the area to P3\* via an amendment to the MRS. P3\* areas are a variation of the P3 management approach and are designed to address the increased water quality risks and cumulative impact resulting from the approved land use intensification. P3\* areas exclude some of the more 'risky' commercial and light industrial land uses which are otherwise appropriate in P3 areas.

2.3.3. Production Bores

The Water Corporation maintains a number of production bores in proximity to the DSP Area. Two (2) of the Water Corporation's production bores are located within the DSP Area (Emerge, 2023).

These production bores will be retained in areas of POS and managed in accordance with the *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981* and *DWER's Water Quality Protection Note 25: Land Use Compatibility Tables for Public Drinking Water Source Areas*.

2.3.4. Surface Water

There are no defined surface water features or drainage channels present within the DSP Area. As the DSP Area is characterised by highly permeable Bassendean Sand, any surface runoff generated from rainfall events is infiltrated in local depressions within the site with some potential sheet flows towards the low-lying wetland east of Jandakot Airport (Emerge, 2023).

2.3.5. Sewerage Sensitive Areas

Sewerage Sensitive Areas (SSA) are proclaimed under the *Government Sewerage Policy, 2019* (GSP) to protect groundwater and surface water systems. A review of the SSA dataset indicates the majority of the DSP Area is located within a SSA (Emerge, 2023).

The DSP Area is not currently serviced by a comprehensive reticulated (deep) sewerage system and accordingly relies on the on-site storage and treatment of waste. A comprehensive reticulated (deep) sewer system will be installed to service the DSP Area at the time of subdivision and will replace the existing on-site method of waste treatment.

2.3.6. Wetlands

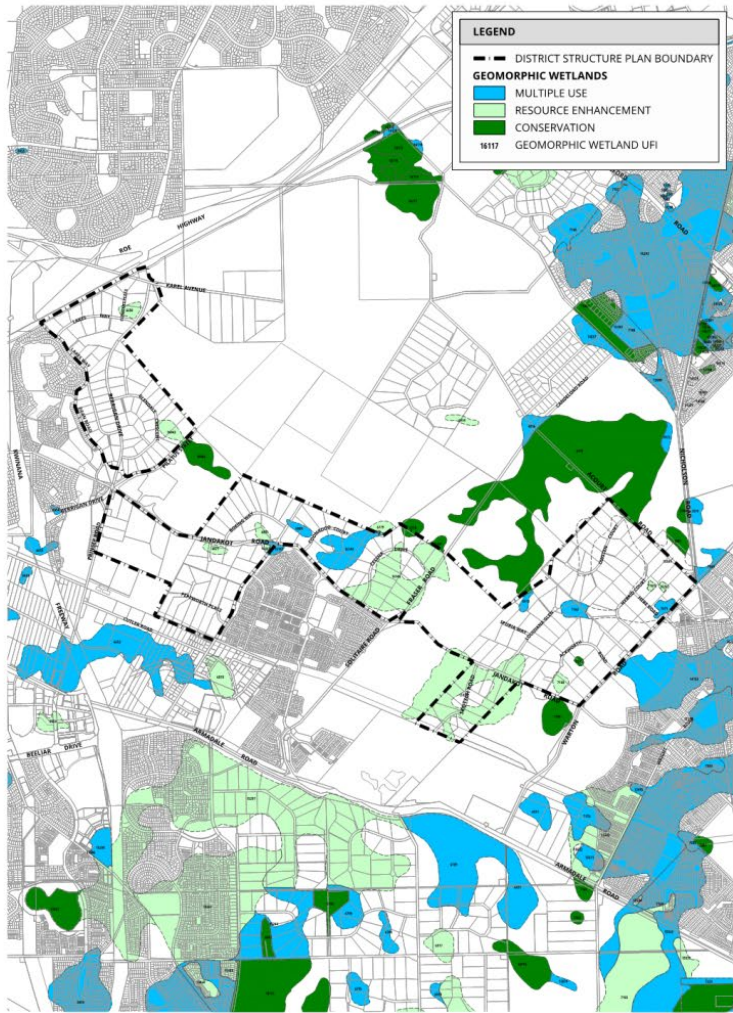
Ten (10) wetlands are mapped as being within the DSP area with the DSP retaining their current status as 'Rural Residential – Subject to Site Specific Investigation'. These wetlands include:

CCW:	7167
REW:	6650, 6877, 16043, 6881, 7161, 7168, 7070, 16146, 13328

Whilst the mapped wetland area of CCW UFI 6915 lies outside of the boundary of the DSP area, the wetland buffer is retained by the DSP as 'Rural Residential, Subject to Site Specific Investigation'. These wetlands are considered to retain relatively natural functionality and are associated with wetland vegetation in good condition. The core of currently mapped REW UFI 16146 is identified as subject to site specific investigation and considered likely to be ultimately retained as POS (10.45 ha), together with a smaller area immediately to the north-east that appears to contain wetland values but is not currently mapped (1.41ha). The portion of REW 16146 north of Cessna Drive is also identified as 'Rural Residential – Subject to Site Specific Investigation' however as a result of its separation from the core of the wetland by the road, may be considered suitable for development following more detailed investigation.

Wetlands within the DSP Area may be re-evaluated to determine the most appropriate management category. These evaluations will be undertaken through the MRS amendment process, and managed by the Department of Water and Environmental Regulation.

Refer to **Figure – 19 Wetlands**.



19. Wetlands



2.3.7. District Water Management Strategy

A District Water Management Strategy (DWMS) has been prepared for the DSP Area by Emerge Associates and is enclosed at **Appendix 4**. The DWMS addresses stormwater management, groundwater management, water servicing/supply and water conservation, and the objectives for these.

The primary water management approach for the DSP Area is to mimic the existing hydrology, which infiltrates runoff at source. To manage surface water within the DSP Area, a water sensitive urban design (WSUD) approach will be utilised to maintain the pre-existing hydrology, including (but not limited to):

- Soakwells and at-lot scale infiltration (at source).
- Bio-retention areas (BRAs), tree pits, roadside treatment swales and median swales to treat the small rainfall event (first 15 mm).
- Flood storage areas (FSAs) to provide storage and infiltration for the major rainfall event (1% annual exceedance probability (AEP)).

Future water management strategy documents, to be prepared at the local structure planning and subdivision stages will provide more detail regarding a number of aspects of water management, including (but not limited to):

- Progress of re-classification of the Priority area under the PDWSA.
- Water allocation and supply.
- Wastewater management
- WSUD strategies
- Water conservation strategies
- Non-structural water quality improvement measures
- Earthworks and fill strategy
- Groundwater monitoring.

The DWMS provides a framework within which subsequent development can occur consistent with the integrated water cycle management approach, establishing water management methods that have been based on site-specific investigations, and are consistent with relevant state and City of Cockburn guidelines. It is also intended to provide guidance to the development of future water management documents.

The DWMS demonstrates that the DSP Area is capable of being development for urban (residential) land uses and identifies additional works that will be required to support future planning stages and, ultimately, construction.

2.4. Bushfire Management

The DSP Area is mapped as a 'Bush Fire Prone Area' by the DFES. In accordance with SPP 3.7, a Bushfire Hazard Assessment (BHZ) of the DSP Area has been undertaken and a Bushfire Management Plan (BMP) prepared. A copy of the BHZ and BMP are contained within **Appendix 5**.

The BMP examines the various responses to the identified bushfire risks (following development) that will achieve compliance with the intent of SPP 3.7 and make the land suitable for its intended purpose. The BMP demonstrates that residential development within the DSP Area would be able to satisfy the intent of the bushfire protection criteria outlined in SPP 3.7 and the accompanying Guidelines. The following extract from the BMP demonstrates that the intent of each Element of the SPP can be met and that the precautionary principle has been satisfied.



Element	Discussion
Element 1: Location	The broad level of planning does not propose any assets, rather zonings which will be subject to future planning and development. Future planning applications and supporting BMPs will ensure that all proposed habitable buildings will be subject to BAL ratings ≤BAL-29
Element 2: Siting and Design	No APZs are required or proposed as part of this DSP. This is a high-level assessment and the bushfire protection measures will be further refined and implemented as the land is developed in future BMPs.
Element 3: Vehicular Access:	Roads within and surrounding the DSP provide suitable access and egress for the community and emergency services personnel in the event of a bushfire.  Additional road connections between existing cul-de-sacs are proposed to connect the precincts and provide additional access ways.
Element 4: Water	Existing reticulated water is present within the area and the subject site will be connected to this water supply. A network of hydrants will also be provided which meet Water Corporation specifications.

Table 3: BMP Summary

Refer **Appendix 5 – Bushfire Management Plan**.

2.5. Noise

A Transportation Noise Assessment of the DSP Area has been conducted by Lloyd George Acoustics. The Assessment provides a high-level analysis of the potential impact(s) of noise from adjoining road and rail infrastructure corridors and Jandakot Airport in relation to each of the four (4) proposed DSP Precincts. A copy of the Assessment is provided at **Appendix 2**. Key findings are summarised below.

Overall, the Assessment demonstrates that the potential impact of noise from road, rail and aviation infrastructure on the DSP Area is manageable and does not present an impediment to urbanisation.

2.5.1. Road and Rail Noise

Noise from roads and railway lines are subject to assessment under the WAPC's SPP 5.4 and associated Guidelines. The SPP sets noise targets for sensitive land uses such as residential development. Where these targets are exceeded, an assessment is required to determine the likely level of noise and the management/mitigation required. When assessing the impact of road and rail noise, anticipated traffic volumes for the next 20-year period are required to be considered.

Parts of the DSP Area are located within various trigger distances of road infrastructure corridors such as Roe Highway, Jandakot Road, Berrigan Drive, Pilatus Street and Karel Avenue and rail infrastructure corridors such as the existing freight line and proposed Thornlie-Cockburn Link. The Transportation Noise Assessment demonstrates that noise from road and rail infrastructure corridors can be managed through a combination of noise mitigation measures such as noise walls (where necessary), development setbacks, and noise reducing building specifications (Quiet House Packages).

The assessment undertaken by Lloyd George Acoustics is based on a high-level analysis. Accordingly, more detailed noise measurements and modelling will be required at the subdivision stage to more accurately quantify road/rail noise and confirm any noise mitigation measures required.

2.5.2. Aviation Noise

Noise associated with aircraft from Jandakot Airport is subject to assessment under the WAPC's SPP 5.3 and the *Aircraft Noise Insulation for Residential Development in the Vicinity of Perth Airports Report, 2004*.

The Transportation Noise Assessment demonstrates that the majority of the DSP Area is located outside the 20 ANEF zone or within the 20-25 ANEF zone wherein residential land uses and development are considered either 'Acceptable' or 'Conditionally Acceptable'. Within these areas, noise reducing building specifications (Quiet House Packages) are recommended, along with a Notification on Title advising prospective purchasers that the property is located in proximity to Jandakot Airport and may be subject to aircraft noise.

Two (2) small areas in Precinct 1 (North-West) and Precinct 2 (Central) are considered unsuitable for residential development on the basis of predicted noise levels from Jandakot Airport being within the 25 ANEF contour. In Precinct 1, land within the 25 ANEF Contour is retained as 'Rural Residential, subject to site specific investigation' ensuring no increase in the intensity of development without satisfying the provisions of SPP 5.3. In Precinct 2, the 25 ANEF contour coincides with an area of vegetation retained as 'Rural Residential, Subject to Site Specific Investigation'. This area is anticipated to ultimately provide POS, preserving high-quality remnant vegetation adjoining Bush Forever Site 388.

2.6. Heritage

2.6.1. Aboriginal Cultural Heritage

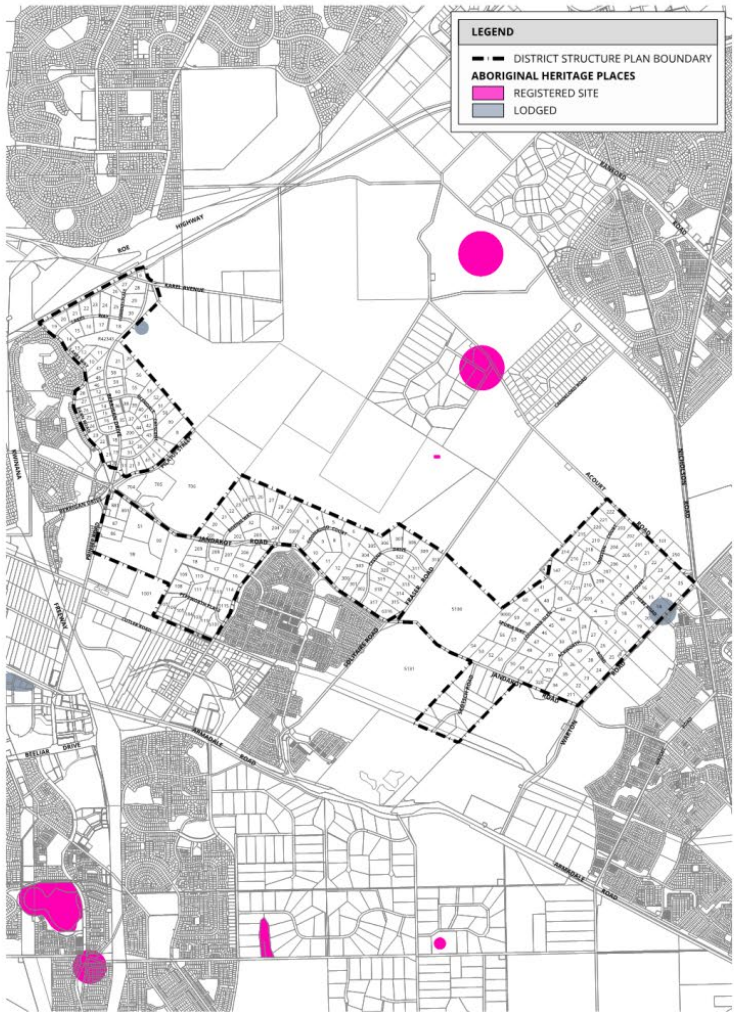
The consideration of, and engagement in relation to, Aboriginal Cultural Heritage forms an important part of the requirements to be considered in each of the DSP's local structure plan areas.

While regional desktop heritage surveys have been undertaken over this DSP area (as part of a wider regional area), specific localised survey or engagement has not occurred. The recommended Aboriginal Cultural Heritage approach for this DSP is that more detailed review and/or survey and engagement occur on a local structure plan precinct basis to confirm the presence of Aboriginal Cultural Heritage. The opportunities for engagement and outcomes from this can then inform the more detailed local design work if and where required. This may include engagement with relevant knowledge holders and the Department of Planning Land and Heritage.

A search of the Department of Planning Land and Heritage's Aboriginal Cultural Heritage Inquiry System (ACHIS) reveals that there are no Aboriginal Cultural Heritage registered sites within the DSP Area. Registered Place 3513 Lukin Swap lies north of the DSP area, off Merrit Loop and Registered Place 4311 also further north of Acourt Road.

There are however two (2) 'lodged' sites within or in proximity to the DSP Area. Site 4339 is located along Warton Road in Precinct 3, partially within the DSP Area, and Site 4309 is located within the adjoining Jandakot Airport land adjoining Precinct 1. Both sites are recorded as having potential for artefacts/scatter significance. Further investigation of these potential Aboriginal heritage sites will be undertaken at the local structure planning stage.

Refer **Figure 20 – Aboriginal Heritage Sites**.



20. Aboriginal Heritage Sites



**European Heritage**

A search of the Heritage Council of WA's inHerit online database indicates there are no known sites of European heritage significance at the state or local levels within the DSP Area.

**2.7. Other Land Use Constraints and Opportunities**

**2.7.1. Kennel Zone**

A Kennel Zone (with numerous dog and cat facilities) is currently located in the eastern part of the DSP Area (Precinct 3). Sensitive land uses (such as residential) located within 1000m of the Kennel Zone are at risk of noise and odour impacts. Acknowledging the existing, established land uses and the need to manage land use change in a coordinated manner, a Kennel Zone buffer is shown on the DSP.

Ultimately, it is envisaged that this area will transition from kennels to residential (and other uses) over time, as and when landowners decide. Provisions to manage the transition of land use from kennels to residential will be addressed at the local structure planning stage.

**2.7.2. Composting Facility (Richgro)**

A composting facility operated by Richgro is located approximately 1km to the north of the DSP Area. The facility is subject to a Works Approval and Licence from the DWER. Consideration of any potential impacts associated with noise, dust, and odour from the facility will be addressed at the local structure planning stage.



### 3. District Structure Plan

#### 3.1. District Structure Plan Objectives

- Establish a clear vision for the development of Jandakot / North Treeby and provide a framework to guide and coordinate future planning and development stages.
- Support residential and commercial land supply within the local area and broader South Metropolitan Sub-region.
- Identify and protect environmentally sensitive areas.
- Provide a framework for the provision of local community infrastructure including schools to support the future community.
- Assist the City of Cockburn, WAPC and other service infrastructure providers, including Water Corporation, Western Power and, Main Roads in planning the provision of service infrastructure to meet the future needs of the community.

#### 3.2. Design Philosophy

##### Environmentally Responsive Design

The DSP layout has been designed to respond to key environmental and water considerations of the site, the existing road network, landownership and the site's broader context.

The spatial layout ensures urban development is supported by community infrastructure including schools and a local centre as well as employment opportunities to minimise the need to travel whilst protecting environmentally sensitive areas. The DSP adopts a precautionary approach to ensure that environmental values are investigated and fully understood prior to the refinement, reservation or reclassification of these areas as localised areas of open space at the Local Structure Plan stage.

##### Neighbourhood Structure

The neighbourhood utilises the existing road network and introduces new connections to provide for well-connected and integrated community, nestled alongside the natural assets that the area benefits from. The district level layout provides a framework for pedestrian permeability, which is legible, walkable and connected to community facilities to be provided through safe and direct linear parkways and networks as part of local structure planning.

##### Neighbourhood Centre

The Neighbourhood Centre is located centrally within the DSP alongside Jandakot Road, maximising its connectivity and exposure to passing trade. It contributes to a central point of arrival and focus point for the emerging community.

##### Movement Network

The DSP is well serviced by the existing road network, which connect with the major transport corridors surrounding the site. New internal roads will be constructed to provide access to Jandakot, Solomon, Fraser, Nicholson and Warton Roads.

##### Education Facilities

The DSP provides a total of four Primary Schools sites and one High School site which have been located along the primary road connections and centrally within the local structure plan area boundaries to maximise accessibility. Detail design at the local structure planning stage will ensure that Public Open Space together with the local road network ensure pedestrian access is safe, direct and attractive.

##### Public Open Space

Areas identified as 'Rural Residential- Subject to Site Specific Investigation' are ultimately likely to provide significant areas of Public Open Space for the protection and retention of environmentally sensitive areas providing opportunities for passive recreation. Two (2) 4.5 ha of areas of active space are identified within LSP Precincts 1 and 3 which will be provided at the local structure plan stage following more detailed investigation of the configuration and use of these sites.

##### Residential Development and Density

The development of the DSP area will contribute much needed housing supply and a variety of housing types and lot sizes in a highly accessible, infill location. Higher density development is anticipated in areas close to the neighbourhood centre and schools.

## 4. Land Use and Subdivision Requirements

### 4.1. Land Use

The DSP sets out high level land use zoning, open space, vehicle movements and servicing requirements which are to be further refined at the local structure planning stage.

A summary of the key land uses and population is summarised in **Table 4** below:

Item	Data	
Total area covered by the DSP	580.06 ha	
Area of each land use proposed:		
<b>Residential</b>		
<i>Residential</i>	296.00 ha	4,440 lots
<i>Rural Residential, Subject to Site Specific Investigation*</i>	219.78 ha	330 lots
<b>Total</b>	<b>4,770 lots</b>	
<b>Commercial</b>		
<i>Neighbourhood Centre</i>	5 ha	
<b>Schools</b>		
<i>Primary Schools</i>	17 ha	4 schools
<i>High School</i>	10 ha	1 school
<b>Public Open Space</b>		
<i>Potential Future Regional Open Space</i>	13.24 ha	
<i>Public Open Space</i>	5.76 ha	
<i>District Open Space (Sporting Facilities)</i>	9 ha	2 x 4.5ha sites
<b>Other</b>		
<i>Zoning as per the City of Cockburn TPS3</i>	3.73 ha	
<b>Summary</b>		
Estimated Dwellings	<b>4,770 lots</b>	
Estimated Population**	<b>12,900 people</b>	

\* Land Use Subject to Site Specific Investigation - 330 Lots is calculated on the assumption that 10% of the total area is found to be available for residential development at a rate of 15 dwellings per hectare. Under a 'high growth scenario' (25% of land available for development) this land would provide approximately 825 lots, increasing the total DSP yield to approximately 5,250.

\*\* Based upon average number of 2.7 people per dwelling for Treeby (ABS Census 2021).

Table 4: Land Use Summary



### 4.2. Residential

The DSP identifies 296 ha of land for (urban) residential purposes with a potential further 22 ha of residential land subject to site specific investigation. Based on a gross urban density of 15 dwellings per gross hectare, this land has the potential to accommodate approximately 4,770 new dwellings, providing for a population increase of 12,900 people (based on an average of 2.7 persons per dwelling).

The ultimate extent of residential land will be investigated and refined through subsequent local structure planning over each of the four (4) precincts.

Local structure plans will be required to provide further detail with regard to the distribution of density to ensure the density targets outlined in the WAPC's Perth and Peel @ 3.5 Million Framework and Liveable Neighbourhoods can be achieved. It is expected that a higher density target of 25 dwellings per gross urban hectare will be provided in proximity to the proposed Neighbourhood Centre.

The DSP seeks to ensure a diversity of housing opportunities, particularly in areas located in proximity to the Neighbourhood Centre, which will allow for a variety of housing typologies, including multiple dwellings, terrace homes and standard residential dwellings. Suburban homesites will contribute towards the majority of housing typologies within the DSP Area which will facilitate the construction of project homes. Residential densities will also be guided by proximity to Jandakot Airport and the accompanying ANEF contours, wherein density restrictions apply pursuant to SPP 5.3.

### 4.3. Rural Residential, Subject to Site Specific Investigation

A total of 219.78 ha of land is identified by the DSP as 'Rural Residential, Subject to Site Specific Investigation', these areas contain mapped environmental attributes (predominately wetlands and mapped threatened or priority species and communities including flora habitats and areas of vegetation). These areas have been identified through desktop environmental assessment as being potentially suitable to accommodate residential development. Accordingly for the purposes of yield testing, the DSP has assumed that 10% of the gross area of land identified as 'Rural Residential Subject to Site Specific Investigation' will become able for residential development. The ultimate extent of residential land will be investigated and refined through subsequent local structure planning over each of the four (4) precincts with the specific matters to be investigated identified in the Local Structure Plan requirements (Part 2, Section 4.10). Known environmental considerations, including vegetation mapping, wetlands and aircraft noise contours are shown on Plan 2.

Refer **Figure 21 – Residential Areas**.





21. Residential Areas

4.4. Public Open Space

The DSP provides for a POS network comprising of the following:

- 9ha of District Open Space for sporting facilities
- A future potential 'Regional Open Space Reservation under the MRS (incorporating BF 389);
- 4.1 ha of public open space for retention of remnant vegetation (reserved under the City of Cockburn's Scheme as 'Regional Open Space')

Two (2) 4.5ha areas of District Open Space (DOS) are identified within Precincts 1 and 3 and are intended to accommodate sporting recreation facilities (senior oval / multi-purpose sporting space including building and lighting). The two areas of DOS are co-located with schools enabling the joint use of community infrastructure and ensuring the future community benefit has good access to the community facilities that will be provided within these spaces. The identification of two separate areas of DOS also provides the opportunity for the staged delivery of community infrastructure to coincide with development staging.

Areas of the DSP identified as 'Rural Residential, Subject to Site Specific Investigation' will be subject to further survey and review to inform local structure planning. These classifications are based on a desktop assessment of environmental constraints which has indicated these areas are likely to contain potentially significant environmental values.

Detailed vegetation surveys undertaken at the local structure planning stage should identify any additional vegetation worthy of retention, appropriate mechanisms for retention and management strategies. These areas will remain identified as 'Rural Residential' (Resource) until the completion and approval of the reviews undertaken as part of local planning. The extent of these identified in this DSP is therefore intended as a guide only at this stage and will be subject to refinement during subsequent planning processes.

4.4.1. Local Public Open Space

In accordance with *Liveable Neighbourhoods*, 10 per cent of the gross subdivisible area of residential neighbourhoods is to be given up for local POS. Future local structure planning for each precinct will be required to provide a minimum of 10 per cent of the gross subdivisible area as POS which excludes land identified for government schools, integrator arterials, public utility sites and other non-residential land uses.

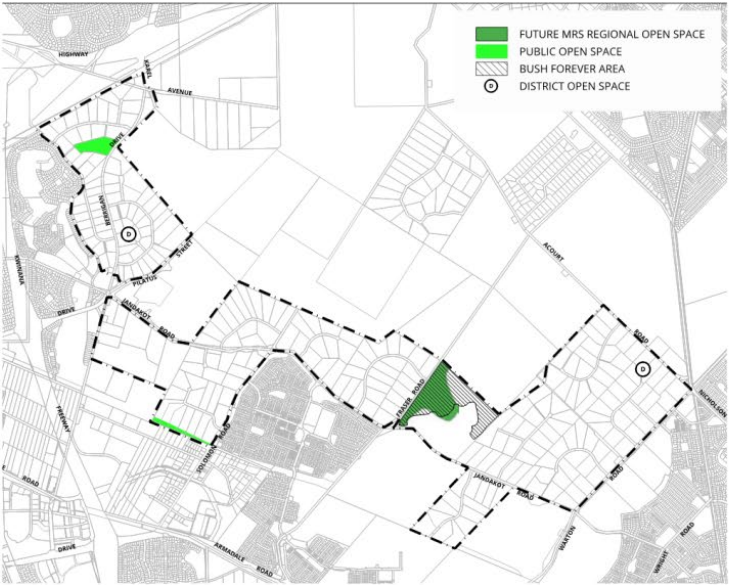
Local structure planning will also identify additional areas of remnant vegetation and recommend appropriate conservation mechanisms as part of the future urbanisation of the land, which may include retaining trees and / or vegetation within local parks, road reserves, or within lots where detailed design allows for the retention of such features. The provision of public open space for active recreation will be an important consideration at local structure planning.

4.4.2. Proposed Regional Open Space Reserves

The DSP proposes one (1) 'Potential Future Regional Open Space' Reserve comprising of Bush Forever site 389 located at Lot 5130 Jandakot Road (Precinct 3).

Bush Forever Site 389 (BF 389) intersects the DSP area within Lot 5130 Jandakot Road. A proposed boundary realignment for BF 389 to exclude areas that have been impacted by sand extraction is currently being considered by the Department of Planning, Lands and Heritage. The boundary revision is proposed through a MRS amendment, the process for which would include consideration by the EPA and the public (Western Environmental, 2023).

Refer Figure 22 – Regional Reserves and POS.



22. Regional Reserves and POS

#### 4.4.3. Ecological Links

The DSP proposes identifies two ecological linkages, being;

- An east-west link traversing through LSP Precincts 1 and 2 along the DSP's northern boundary with Jandakot Airport.
- A north-south link passing through to DSP area at the intersection of Bush Forever sites 390 and 389.
- A north-south link connecting the areas of 'Rural Residential - Subject to Site Specific Investigation' within Precinct 3.

The ecological linkages proposed by the DSP represent are consistent with the regional ecological linkages identified by the City of Cockburn's Local Planning Strategy with an additional ecological link provided in Precinct 3 to connect areas wetlands and areas of native vegetation identified as subject to site specific investigation. As per the City's Planning Strategy, the intent of these links is to connect *'patches of native vegetation that act as stepping stones that will help maintain genetic diversity across the City'*. Consistent with the City's Planning Strategy the ecological links identified by the DSP are intended to facilitate connectivity through the provision of parks, street trees and gardens with appropriate landscaping.

Refer **Figure 23 – Ecological Linkages**.

#### 4.5. Movement Network

A Transport Impact Assessment (TIA) has been undertaken by DVC Consultants in support of the DSP and is enclosed at **Appendix 6**. A summary of key findings is provided below.

##### 4.5.1. Existing Road Network

The DSP Area is well serviced by an existing road network that provides for convenient access to the Kwinana Freeway at Berigan Drive and Armadale Road (via Solomon and Jandakot Roads) and Roe Highway via Karel Avenue to the north. Jandakot Road provides the main east-west transportation corridor through the DSP Area, connecting with Warton Road in the east and Berrigan Drive in the west.

Jandakot Road is classified as a 'Regional Distributor' road under the Main Roads WA (MRWA) Functional Road Hierarchy and is managed by the City of Cockburn. Berrigan Drive and Warton Road are both classified as 'Distributor A' roads under MRWA's Functional Road Hierarchy and are also managed by the City of Cockburn.

A number of smaller access roads intersect with Jandakot Road, Warton Road and Berrigan Drive within the DSP Area. These roads provide access to existing semi-rural properties.

All existing roads within and adjoining the DSP Area are constructed, sealed and gazetted.

##### 4.5.2. Planned Changes to the Existing Road and Rail Network

A number of changes to the road and rail network within and adjoining the DSP Area are proposed. These changes include the Metronet Thornlie-Cockburn Link which provides for new railway stations at Nicholson and Ranford Roads, with upgrades to the Thornlie, Cockburn Central and Stadium stations and the relocation of some 11km of freight rail line. The Metronet Thornlie-Cockburn Link project is expected to open in June 2025.

The City of Cockburn has upgraded Jandakot Road to include road widening, roundabouts, intersection upgrades and a shared path. Planning for the third and final stage of the project for the portion of Jandakot Road between Fraser and Warton Roads is currently underway.

The Jandakot Eastern Link Road project is planned to link the northern side of Jandakot Airport to Ranford Road. Environmental concerns have been raised by the City of Canning in relation to the project and accordingly, its status is currently unclear.

A new signalised intersection has recently been approved on Berrigan Drive between the Kwinana Freeway and Jandakot Road to service future development of the Glen Iris Structure Plan. While development of the northern section of Glen Iris has started, it is not clear when the new intersection will be introduced.

##### 4.5.3. Proposed Road Network

Given the DSP Area is well serviced by the existing road network, no significant changes are proposed. New internal roads will be constructed to provide access to Jandakot, Solomon, Fraser, Nicholson and Warton Roads. Existing internal roads and intersections will be utilised where possible.

As part of their Corridor Protection ('Future State Roads Project, Metro'), Main Roads has identified the relevant section of Warton Road (which forms part of the RAV heavy vehicle route) as a future Primary Regional Road (PRR). This work and the potential reclassification of the relevant section of Warton Road are subject to separate processes being progressed by Main Roads in conjunction with other state government agencies, including DPLH, and any reclassification should be considered separately from and outside of this district structure planning process.

The City of Cockburn has identified the potential regional function and possible future reservation of roads for Other Regional Roads purposes under the Metropolitan Region Scheme. Further technical investigations will be required and any reclassification or reservation of these roads will be considered outside of the current District Planning Process. The City has identified the following potential future reservation of the following roads:

- Berrigan Drive through to Roe Highway for Other Regional Roads purposes, instead of Pilatus Street;
- Acourt Road / Johnstone Road for Other Regional Roads purposes, in anticipation of future urbanisation to the north and to provide improved connectivity to the future Canning Vale Regional Recreation Facility, Ranford Road Train Station and the Jandakot Airport Precinct; and
- Potential modifications to the Nicholson/Warton Road and Acourt Road intersection.

The District Structure Plan and supporting Transport Impact Assessment has assumed that there will be no direct frontage access to Berrigan Drive in Precinct 1 and it is assumed that there will be no access to Dean Road in the future. These detailed design considerations will be explored at the local structure planning stage.

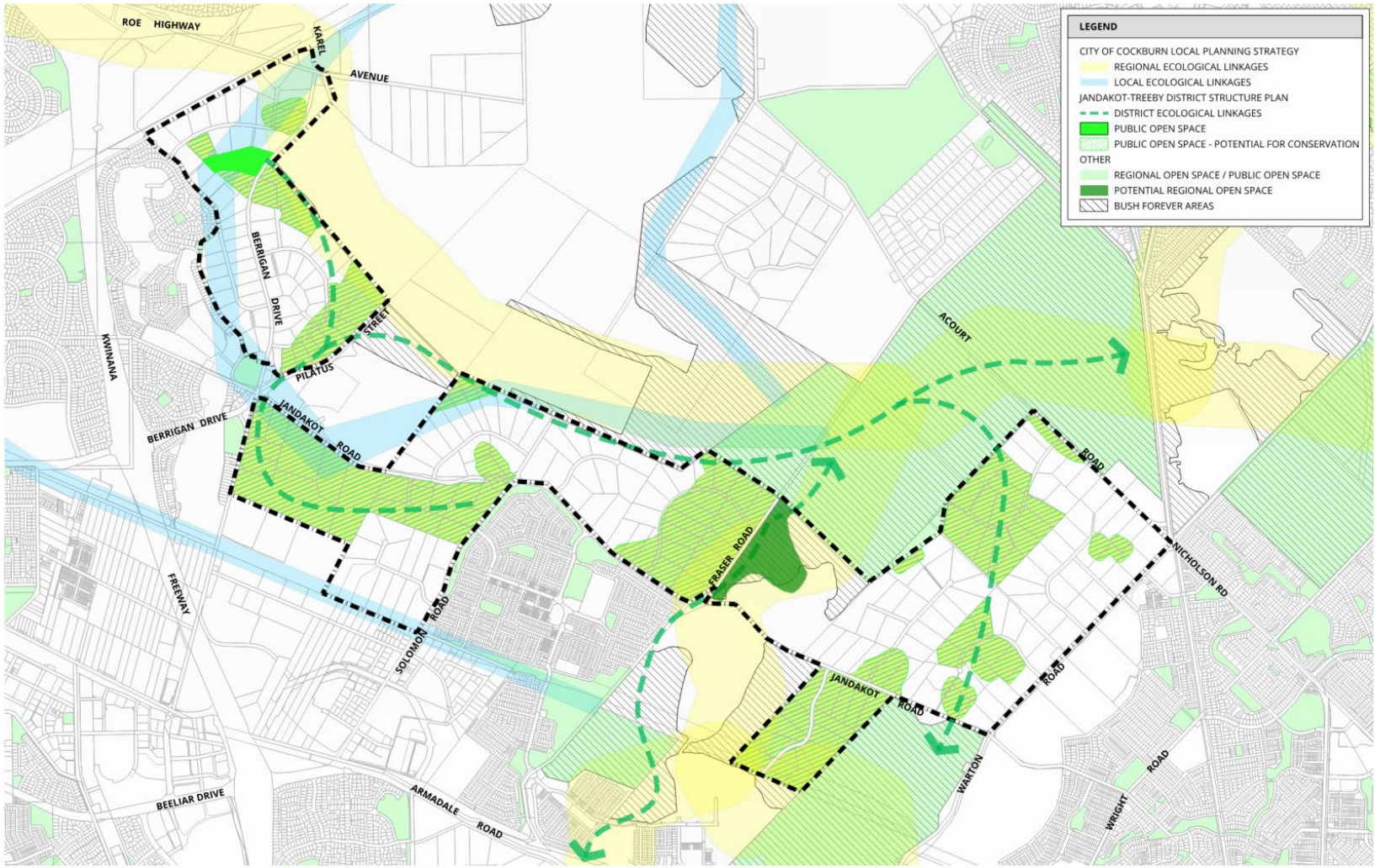
Precinct 2 will continue to get access to Jandakot Road from existing intersections which have been upgraded as part of the recent dualling of Jandakot Road.

Precinct 3 will continue to get access to Jandakot Road at Louisiana Glen and a new road proposed approximately midway between Fraser Road and Louisiana Glen. The location of this intersection will be identified in the detailed planning and design of the Jandakot Road dualling. Precinct 3 is expected to access Warton Road at intersections with Ackworth Road and nominally Hybrid Court and Hebe Road in the kennel zone. Louisiana Glen will extend north to intersect with Acourt Road.

The western side of Precinct 4 has environmental constraints to future development and it is therefore expected that only the eastern 'half' will be developed for residential land uses. Due to these constraints, access to Precinct 4 is expected to be achieved via Solomon Road. Access to area of the Precinct immediately south of Jandakot Road is provided via Falcon Place and Solomon Road. The future internal road layout should encourage the use of Solomon Road and Fraser Road which are high-capacity two-lane roundabout intersections.

Refer **Figure 24 – Proposed Movement Network**.





23. Ecological Linkages



24. Proposed Movement Network

4.5.4. Impact on the External Road Network

DVC Consultants have undertaken an assessment of the likely predicted impact of the DSP at full development build out on the existing road network. For the purposes of the Transport Impact Assessment (TIA), a maximum overall dwelling yield of 4,917 was assumed, based on early DSP yield assumptions. The final yield assumption, 4,770 lots, is not considered to be significant change, amounting to less than 1,400 fewer trips per day. As such, the TIA's original traffic modelling yield estimate has been retained and provides a conservative assessment of traffic impacts. A revision to TIA (Addendum 1) was undertaken to consider the traffic impacts on key interactions within the wider network area surrounding the DSP and a revised (residential) landuse outcome within Precinct 4.

The traffic assessment is high level and is intended to identify potential future impacts on the existing road network and areas wherein road upgrades or traffic management measures may be required at subsequent stages of the planning process. The staging and delivery of infrastructure upgrades identified by the TIA will be reviewed as local structure planning progresses across the four (4) precincts. For example, it is likely that Precinct 2 and a portion of Precinct 3 (Lot 5130 Jandakot Road) will be the first areas of the DSP to be developed. A review of the impact of the proposed development on the existing road network will be undertaken through the preparation of local structure plans at which point any necessary infrastructure upgrades will be identified and planned for.

4.5.5. Public Transport

There are currently two (2) Transperth bus routes servicing the DSP Area. Route 515 operates along Berrigan Drive between Cockburn Central Station and Murdoch Station. Route 523 currently operates between Cockburn Central Station and Treeby Primary School along Clementine Boulevard.

Route 515 would service a large proportion of users in Precinct 1. The Public Transport Authority (PTA) has outlined an extension to route 523 which would see the route continue north along Clementine Boulevard.

The use of Solitaire Road as part of a bus route may present options to access Precinct 3 and given the walkable catchment of Jandakot Road from Precinct 2, it may be possible to include bus stops and safe pedestrian crossings along Jandakot Road itself. Further options to link the new Ranford Road Metronet station to Cockburn Central Station with bus routes may also be available in future but will likely depend on the construction of the Jandakot Eastern Link Road and possibly an upgrade of Acourt Road.

4.5.6. Pedestrians and Cyclists

Infrastructure for pedestrians and cyclists is generally well accommodated in and around the DSP Area. Shared paths are located on the northern side of Armadale Road, on both sides of the widened section of Jandakot Road and on the northern side of Berrigan Drive between the Kwinana Freeway and Pilatus Street. There are also on-road cycle lanes on Warton Road, Pilatus Street (and its extension to Orion Road), on Berrigan Drive between Pilatus Street and Karel Avenue in the north and on both sides of Karel Avenue. Solomon Street and the short section of Solitaire Road south of Jandakot Road also have on-road cycle lanes. Shared paths along Jandakot Road between Fraser Road and Warton Road will be constructed when that section of road is widened in the near future.

The internal road network within the DSP Area will provide for pedestrian and cycle facilities according to their future classification as recommended in Liveable Neighbourhoods. Further detail will be provided at the local structure planning stage.



4.6. Water Management

4.6.1. District Water management Strategy

A District Water Management Strategy (DWMS) has been prepared for the DSP Area by Emerge Associates and is enclosed at Appendix 4.

The DWMS addresses stormwater management, groundwater management, water servicing/supply and water conservation. The primary water management approach for the DSP Area is to mimic the existing hydrology, which infiltrates runoff at source. To manage surface water within the DSP Area, a water sensitive urban design (WSUD) approach will be utilised to maintain the pre-existing hydrology (Emerge, 2023).

The DWMS provides a structure within which subsequent development can occur consistent with the integrated water cycle management approach, establishing water management methods that have been based on site-specific investigations, and are consistent with relevant state and City of Cockburn guidelines. It is also intended to provide guidance to the development of future water management documents to support subsequent stages of the planning process.

The DWMS demonstrates that the DSP Area is capable of being development for urban (residential) land uses and identifies additional works that will be required to support future planning stages and, ultimately, construction.

4.6.2. Local Water Management Strategy

The water management planning requirements for the various stages of land use planning are set out in the WAPC's *Better Urban Water Management* and include a Local Water Management Strategy (LWMS) in support of the Local Structure Plan and an Urban Water Management Plan (UWMP) as a condition of subdivision approval. The design objectives outlined in the DWMS form the basis for design criteria to be developed and reported in the LWMS. The design criteria of the LWMS are implemented through the final design concept presented in the UWMP.

Future water management strategy documents, to be prepared at the local structure planning and subdivision stages will provide more detail regarding a number of aspects of water management, including (but not limited to):

- Progress of re-classification of the Priority area under the PDWSA.
- Water allocation and supply.
- Wastewater management
- WSUD strategies
- Water conservation strategies
- Non-structural water quality improvement measures
- Earthworks and fill strategy
- Groundwater monitoring.

4.7. Education

4.7.1. High Schools

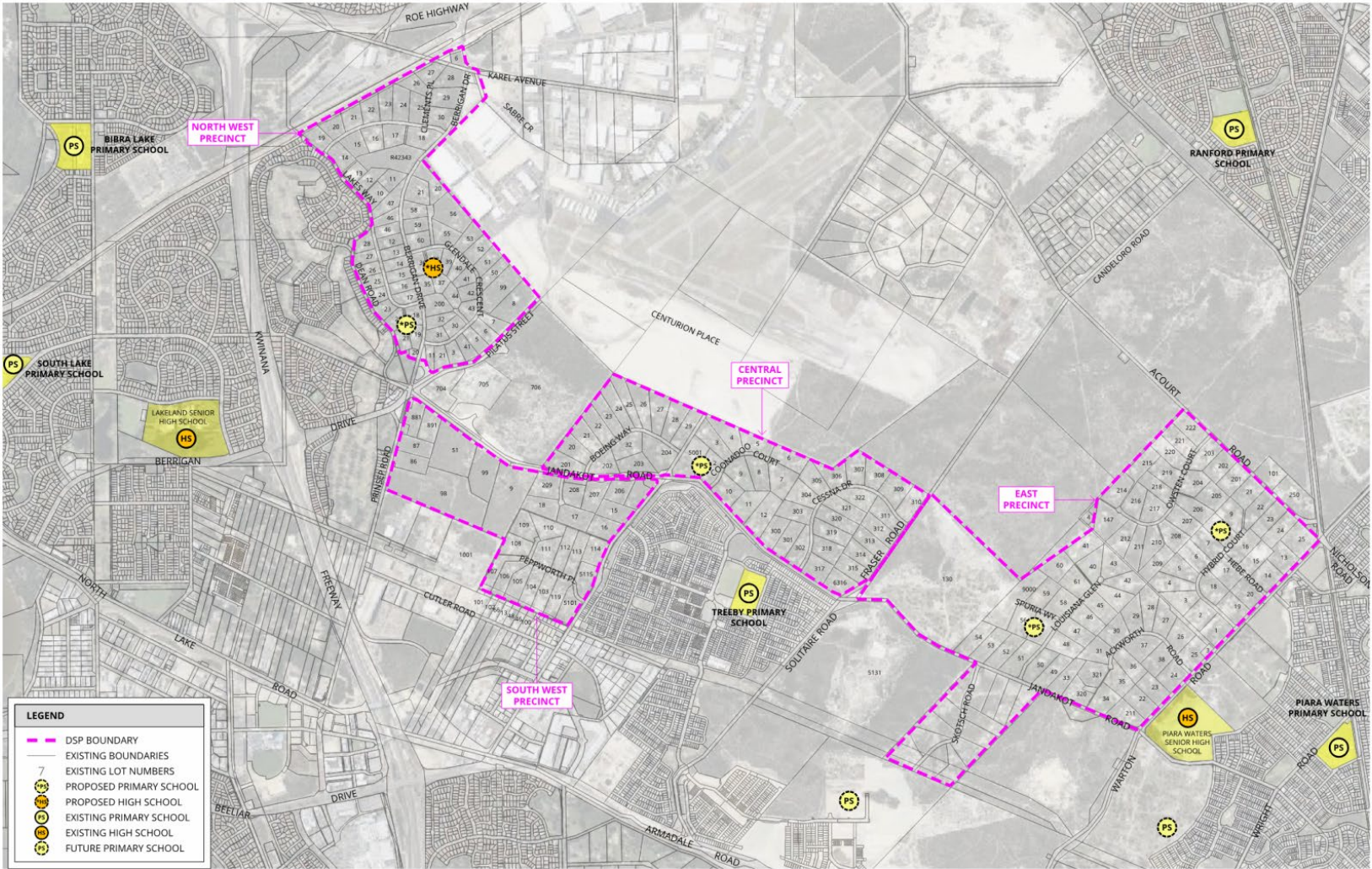
The Department of Education has advised that the development of the DSP together with the broader suburbs of Jandakot, Treeby and Piara Waters generates the need for one high school site. In accordance with the locational, physical site, and access requirements set out in OP2.4 Planning for School Sites, and SPP5.3 Land Use Planning in the Vicinity of Jandakot Airport, the DSP identifies a 10 ha high school site within LSP area 1, located between Glendale Crescent and Berrigan Drive. This location ensures the high school site is highly accessible, located centrally within the western portion of the DSP area, noting that Piara Waters Senior High School is located immediately adjacent to the eastern boundary of the DSP. The proposed school site also ensures that the provision of schools aligns with development staging and the anticipated demand for a high school.

Refer to **Figure 25 – Education Facilities**.

4.7.2. Primary Schools

In accordance with advice from the Department of Education, a total of four (4) government primary school sites are provided to support the population of the DSP and the surrounding area. The location of these primary school sites is shown notionally on the DSP and will be subject to refinement at the local structure plan stage in accordance with Liveable Neighbourhoods and in consultation with the Department of Education. Four existing primary schools surround the DSP area, Bibra Lake, South Lake, Treeby, Piara Waters and Ranford Road Primary Schools, and two future primary school sites are identified to the south of the LSP Precinct 3 – East.

Refer **Figure 25 – Education Facilities**.



25. Education Facilities





4.8. Activity Centres and Employment

An Activity Centres Assessment has been undertaken in support of the DSP by Urbis to identify forecast demands and provide recommendations regarding the provision of activity centres and associated uses. A copy of the assessment is enclosed at **Appendix 7**.

4.8.1. Neighbourhood Centre

The Activity Centres Assessment indicates that there is a forecast need for a Neighbourhood Centre to be provided centrally within the DSP Area, preferably along Jandakot Road. The need for a Neighbourhood Centre to service the DSP Area is based on the following:

- Implementation of the DSP is expected to result in a population increase from 10,913 in 2023 to 35,095 at build-out.
- There is a relatively low level of shop retail and supermarket floorspace provision (both existing and proposed) within the DSP Area.
- There is an estimated deficit of close to 9,961 sqm GLA of supermarket floorspace within the DSP Area at build-out.

Based on Neighbourhood Centre benchmarks and needs analysis, a centre equivalent to 11,100 sqm GLA is recommended, with approximately 9,200 sqm GLA retail floorspace (equivalent to 8,500 sqm NLA). It is anticipated that a centre of this scale could support approximately 365 jobs. A 5ha site is recommended to accommodate these floorspace requirements.

Refer **Figure 26 – Neighbourhood Centre**.



26. Neighbourhood Centre

4.9. Infrastructure Coordination, Servicing and Staging

An Engineering Servicing Report has been prepared by Colliers (Pritchard Francis) in support of the DSP and is enclosed at **Appendix 8**. A summary of key findings is provided below.

The report demonstrates that from an engineering perspective, the DSP Area is well suited to urban development, particularly in relation to topography, geology and road access. The report notes that whilst the DSP Area is located in proximity to existing services infrastructure, further service planning will be required to be advanced by the Water Corporation and Western Power. This is expected to be undertaken as more detailed planning for the area progresses.

Refer **Appendix 8 - Engineering Servicing Report**.

4.9.1. Water

Preliminary headworks planning undertaken by the Water Corporation confirms that the DSP Area will be serviced by the Thompsons Lake Water Scheme. Whilst water reticulation planning remains preliminary at this stage, investigations undertaken by Colliers (Pritchard Francis) reveal that each of the DSP Precincts will be capable of being serviced by reticulated water.

Further information regarding water reticulation for each Precinct is set out in the Engineering Servicing Report.

4.9.2. Sewer

No formal wastewater headworks planning has been undertaken for the DSP Area however the Water Corporation has prepared preliminary service maps which provide an indication of likely infrastructure configurations. Formal service planning will be undertaken by the Water Corporation as part of their statewide planning program to confirm the required connection points (Pritchard Francis, 2023).

Investigations undertaken by Colliers (Pritchard Francis) on the basis of the Water Corporation's preliminary service maps, indicate that each of the DSP Precincts can be serviced by reticulated sewer. Further information regarding sewer reticulation for each Precinct is set out in the Engineering Servicing Report.

4.9.3. Power

The existing Western Power distribution power network within and adjacent to the DSP Area consists of a High Voltage (HV) 22kV network, largely as overhead network but partially underground cable network. Colliers (Pritchard Francis) anticipate that several forward works relocation projects will need to be conducted to re-align or remove the existing network to facilitate civil works. These works will be undertaken at the developer's cost.

There is no existing Transmission network in the vicinity of the DSP Area and as such, the land is not burdened in terms of Transmission network easements, or the need for onerous network relocations.

Colliers (Pritchard Francis) have estimated the likely order of power demand for the DSP Area overall and for each Precinct individually. Spare capacity reported in the three (3) most applicable Zone Substations is likely to service the DSP Area and are considered sufficient to cover the estimated order of load for future development. It is anticipated however that HV feeder network augmentation works would be required, likely comprising of two (2) to three (3) additional HV feeder circuits being installed from the relevant Zone Substations.

#### 4.9.4. Communications

Investigations by Colliers (Pritchard Francis) indicate that each of the DSP Precincts can be serviced by Telstra and/or NBN infrastructure.

NBN Co. is the Statutory Infrastructure Provider for the DSP Area as announced by the Minister of Communications in December 2020. The SIP, when engaged, is obliged to connect lots, and provide wholesale broadband services to retail service providers. All DSP Precincts are within the fixed line footprint in NBN's rollout map.

#### 4.9.5. Gas

Existing high-pressure gas networks are located in proximity to the DSP Area along Armadale Road, Berrigan Drive and Warton Road. ATCO have advised that there is sufficient capacity in the current network to accommodate future development within the DSP Area. In the immediate area, the closest gas service is a medium pressure service located along Frangipani Road within the Calleya Estate, south of Jandakot Road.

Investigations by Colliers (Pritchard Francis) reveal that a 200mm diameter steel main connecting at the Jandakot and Warton Road intersection and running to beyond Fraser Road is proposed. It is anticipated that the DSP Area will be serviced from this main however liaison with ATCO will be required at the local structure planning stage to confirm the likely timing of this service extension.

#### 4.9.6. Drainage

All stormwater falling within the DSP Area will be treated and retained for events up to and including the major storm event. Drainage from the proposed road networks will be treated to manage water quality either via vegetated Bio-retention areas (BRA), roadside/median swales or tree pits, whichever provides the appropriate amenity and management outcomes for the location. Infiltration driven Water Sensitive Urban Design measures will allow stormwater runoff to replenish the groundwater resources located beneath the DSP Area (Emerge, 2023).

#### 4.9.7. Staging and Implementation

Given the size of the DSP area, development will occur over multiple stages. Staging and timing of development will be largely informed by landownership coordination, servicing provision and the removal of site constraints (eg Kennel Zone).

The two (2) main coordinating landowner groups represented by Parcel Property Pty Ltd and Aigle Royal Developments control Lot 5130 Jandakot Road (portion of Precinct 3) and the majority of Precinct 2 respectively. On this basis it is expected that development will commence in Precincts 2 and Precinct 3, gradually moving in an westerly direction towards Precincts 1 and 4. Given the existing Kennel Zone in the northern part of Precinct 3, it is expected that this area will be the last to be developed.

Refer to **Figure 27 – Staging Plan**.

#### 4.9.8. Developer Contribution Arrangements

Implementation of the DSP will require the equitable funding of infrastructure. To support the orderly development of the DSP, a District level Development Contribution for the entirety of the DSP Area, may be prepared in accordance with the provisions of SPP 3.6 Infrastructure Contributions.

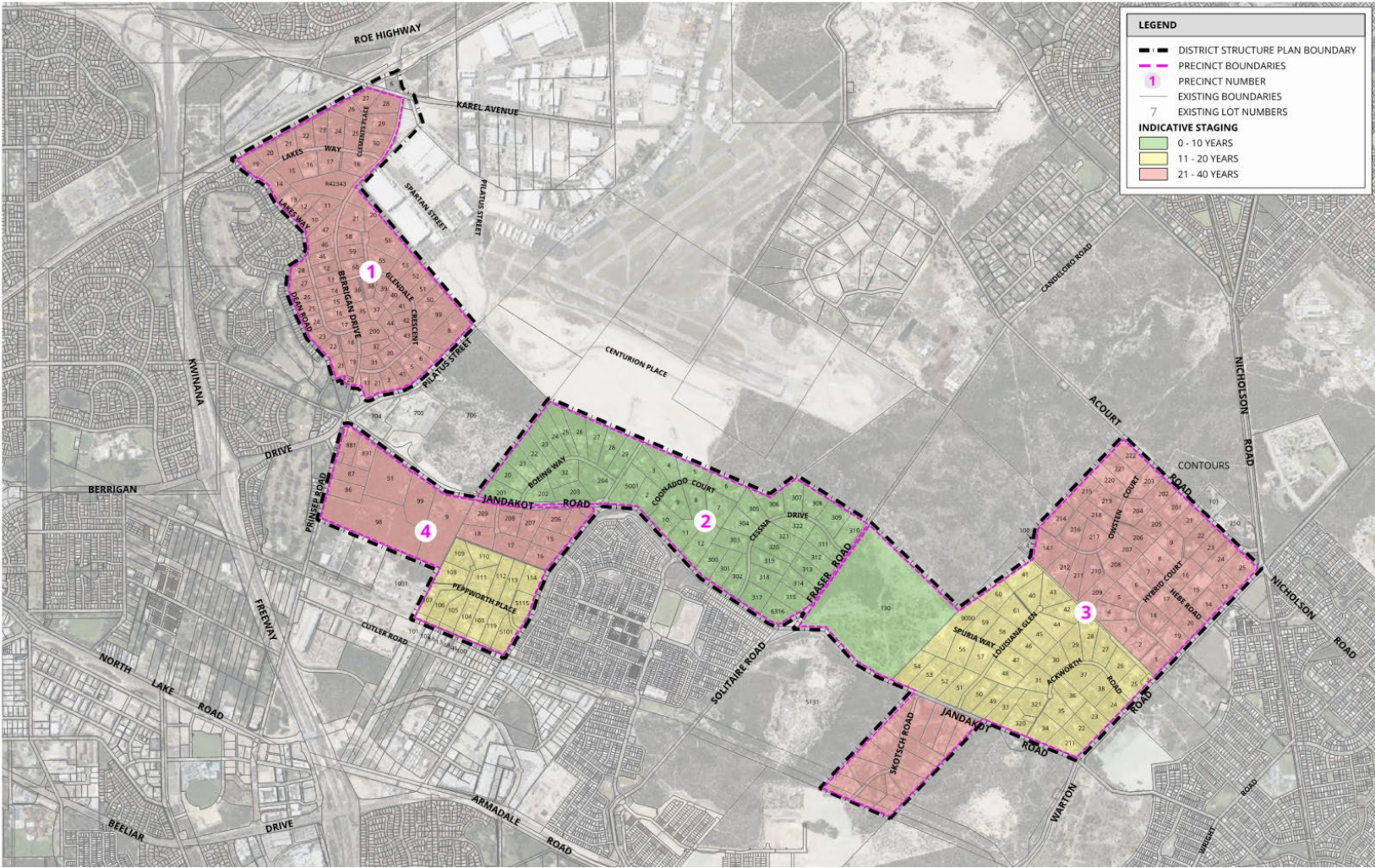
Noting the DSP Area's linear nature, with minimal road connections between LSP precincts, District level 'development infrastructure' requirements are limited to possible upgrades and/or widening of Jandakot Road, Soloman Road and Warton Road. Similarly, the Community Needs Assessment (Appendix 9) notes that based on the DSP's yield, population projections and the close proximity to a wide range of community infrastructure, future community infrastructure needs are limited to two senior ovals.

The need for Local Development Contribution Plans (DCP) and the infrastructure and/or facilities to be addressed in any DCP, will be established through more detailed local structure planning. Where necessary a Local Development Contribution Plan and associated amendment to TPS3 may need to be prepared in accordance with SPP3.6.

The preparation of Local Development Contributions Plans is to be supported by a local level Community Needs Assessment and assessment of the civil infrastructure requirements necessary to service contribution area.







27. DSP Staging Plan

#### 4.10. Other Requirements

There are a number of changes to the existing planning framework that need to be put in place before land within the DSP Area may be subdivided and developed. It is expected that these processes will be undertaken in parallel or concurrently where possible.

##### 4.10.1. MRS Amendments

Land within the DSP Area will need to undergo rezoning from the 'Rural – Water Protection' Zone to the 'Urban' Zone and 'Regional Open Space' Reserve via amendments to the MRS. It is envisaged that MRS amendment requests will be prepared individually for each DSP Precinct (see below) or part thereof and will be progressed independently.

Bush Forever Site 389 on Lot 5130 Jandakot Road may be subject to a boundary realignment in accordance with State Planning Policy No. 2.8 – Bushland Policy for the Perth Metropolitan Region which stipulates the requirement for an improved environmental outcome.

##### 4.10.2. TPS3 Amendments

To give effect to the DSP and enable the preparation and adoption of Local Structure Plans (LSP), land within the DSP Area will need to undergo rezoning from the 'Resource' Zone to the 'Development' Zone via an amendment to the City of Cockburn Town Planning Scheme No. 3 (TPS3). Pursuant to Part 9, Section 126 (3) of the *Planning and Development Act 2005*, the WAPC may progress MRS and TPS3 amendments concurrently.

##### 4.10.3. Local Structure Plans

The subdivision, use and development of land within the 'Development' Zone under TPS3 will ultimately be guided by an LSP, prepared and adopted in accordance with Schedule 2 Part 4 of the Regulations. A LSP may be prepared following the initiation of an MRS Amendment and TPS3 Amendment.

The land use arrangements, district level infrastructure and movement network illustrated in the DSP will inform the preparation of individual LSPs within the DSP Area. The layout illustrated in **Plan 1** represents a high-level structural response to key issues within the DSP Area and will be subject to refinement at the local planning stage.

The DSP identifies four (4) LSP precincts based broadly on geographic layout and landownership. Refinement of these LSP areas may occur as detailed local planning takes place and are intended as a guide only. The preparation of LSPs will be undertaken as landownership and service infrastructure requires and need not follow the numerical order shown.

##### 4.10.3.1. Precinct 1: North-West

###### Precinct Description

Precinct 1 -North-West incorporates approximately 116 hectares of land across a total of 85 lots. The precinct is bound by Jandakot Airport to the north-east, the Cockburn-Thornlie railway line to the north, Glen Iris residential estate to the east and Pilatus Street to the south.

#### Character Statement

Precinct 1 will provide a mix of residential lots, including the possible retention of existing rural residential lots within the 'Resource' Zone in the south of the precinct. This area will be subject to detailed, site-specific investigation to confirm the suitability of future land uses with regard given to the mapped wetlands, vegetation and aircraft noise (ANEF contours). The remainder of the precinct will include urban (residential) development, a high school site, primary school site and District POS. The large and consolidated areas of good quality vegetation and meandering road network provide the precinct with a distinct sense of place that benefits from a high degree of connectivity to the Kwinana Freeway and Roe Highway. Areas of vegetation along the boundary of Jandakot Airport offers the opportunity to provide separation between the airport and residential areas.

#### Local Structure Plan Requirements

The LSP for Precinct 1 – North West is expected to include consideration of the following:

- Undertake a detailed Flora and Fauna Survey to confirm the areas of 'Rural Residential - Subject to Site Specific Investigation'. Where areas are identified as suitable for retention as POS, appropriate management strategies should be outlined. Opportunities to link bushland areas should also be investigated.
- Review the interface between POS and residential areas for bushfire mitigation.
- Review and provide appropriate noise mitigation measures to address noise impacts associated with the adjacent passenger and freight rail corridor and surrounding road network in accordance with SPP 5.4.
- Review land use permissibility and/or density codes and provide appropriate noise mitigation measures to address impacts associated with aircraft noise from the adjoining Jandakot Airport in accordance with SPP 5.3.
- Review and confirm the alignment of the proposed road network and any requirements for upgrades.
- Review the interface between residential and commercial uses associated with Jandakot Airport and incorporate appropriate measures as required.
- Review and confirm the location and requirement for the Primary School site and High School site with the Department of Education with locational consideration given to OP2.4 Planning for School Site and SPP5.3 Land Use Planning in the vicinity of Jandakot Airport. ~
- Confirm wetland classification, extent and appropriate wetland buffers.
- Confirm any requirements for PFAS investigation as part of subsequent planning and development stages.
- Undertake a review of Aboriginal Cultural Heritage and if appropriate undertaken engagement with relevant knowledge holders and the Department of Planning Land and Heritage.
- Confirm land use permissibility compatible with the P3\* classification and Well-Head Protection Zone.
- Confirm the need for local development and community infrastructure coordination that would require funding through a Development Contribution Plan.
- Confirm the location of a 4.5ha district open space incorporating a senior oval / multi-purpose sporting space.
- Confirm requirements for a fauna management plan which address kangaroo and wallaby management.



**4.10.3.2. Precinct 2: Central****Precinct Description**

Precinct 2 - Central incorporates approximately 115.4 hectares of land across a total of 72 lots. The precinct is generally linear, bound by Jandakot Airport to the north and Jandakot Road to the south. An area of Bush Forever forms a natural boundary with Precinct 3 to the south-east whilst the north-western boundary is formed by an area of Bush Forever and Industrial Expansion.

**Character Statement**

Precinct 2 contains a meandering central spine road which is bookended by two (2) retained wetlands, providing an attractive setting for residential development. The precincts' central location and accessibility via Jandakot Road supports the provision of a Neighbourhood Centre to service local needs and provide a focal point for the emerging community. The northern portion of the precinct within the ANEF 25 noise contour, may be suitable for POS purposes to provide separation from Jandakot Airport and ensure that noise impacts on sensitive land uses are minimised.

**Local Structure Plan Requirements**

The LSP for Precinct 2 - Central is expected to include consideration of the following:

- Undertake a detailed Flora and Fauna Survey to confirm the areas of 'Rural Residential, Subject to Site Specific Investigation'. Where areas are identified as suitable for retention as POS, appropriate management strategies should be outlined. Opportunities to link bushland areas should also be investigated.
- Review the interface between retained vegetation (POS) and residential areas for bushfire mitigation.
- Confirm the location and requirement for a primary school site with the Department of Education, with locational consideration given to *OP2.4 Planning for School Site and SPP5.3 Land Use Planning in the vicinity of Jandakot Airport*.
- Review the interface between residential and commercial uses associated with Jandakot Airport and incorporate appropriate measures as required.
- Confirm the location, size and mix of uses within the proposed Neighbourhood Centre.
- Review and confirm the alignment of the proposed road network and any requirements for upgrades.
- Review land use permissibility and/or density codes and provide appropriate noise mitigation measures to address impacts associated with aircraft noise from the adjoining Jandakot Airport in accordance with SPP 5.3.
- Confirm wetland classification, extent and where appropriate wetland buffers. Confirm the need for local development and community infrastructure coordination that would require funding through a Development Contribution Plan
- Confirm requirements for PFAS investigation as part of subsequent planning and development stages.
- Undertake a review of Aboriginal Cultural Heritage and if appropriate undertaken engagement with relevant knowledge holders and the Department of Planning Land and Heritage.
- Confirm land use permissibility compatible with the P3\* classification.
- Confirm requirements for a fauna management plan which address kangaroo and wallaby management.

**4.10.3.3. Precinct 3: East****Precinct Description**

Precinct 3-East incorporates approximately 259.5 hectares of land across a total of 91 lots. The precinct is generally bound by Jandakot Road to the south-west, Warton Road to the south-east and Acourt Road to the north-east with a Regional Open Space reserve located to the north of the precinct. The precinct also includes the various lots accessed via Skotsch Road to the south of Jandakot Road.

**Character Statement**

The existing Bush Forever site adjacent to the precinct's western entry, together with the wetland vegetation and possible intact vegetation in the east of the precinct, offer the opportunity to provide attractive gateways to the precinct. The provision of two school sites together with the Precinct's location adjacent to the Piara Village 'local centre' provides dual focal points for the precinct and the opportunity to stage development and transition existing land uses within the Kennel Zone more efficiently, whilst creating two (2) connected but individual neighbourhoods within the precinct. Skotsch Road, which lies to the south of Jandakot Road may also form a discrete local structure planning sub-precinct, should environmental investigations confirm this area as suitable for urban residential development.

**Local Structure Plan Requirements**

The LSP for Precinct 3 - East is expected to include consideration of the following:

- Undertake a detailed Flora and Fauna Survey to confirm the areas of 'Rural Residential, Subject to Site Specific Investigation'. Where areas are identified as suitable of retention as POS, appropriate management strategies should be outlined. Opportunities to link bushland areas should also be investigated.
- Review the interface between retained vegetation (POS) and residential areas for bushfire mitigation.
- Confirm the location and requirement for two (2) primary school sites with the Department of Education with locational consideration given to *OP2.4 Planning for School Site and SPP5.3 Land Use Planning in the vicinity of Jandakot Airport*.
- Review and confirm the alignment of the proposed road network and any requirements for upgrades.
- Review and provide appropriate noise mitigation measures to address impacts associated with aircraft noise from the adjoining Jandakot Airport in accordance with SPP 5.3.
- Confirm wetland classification, extent and where appropriate wetland buffers. Confirm the need for local development and community infrastructure coordination that would require funding through a Development Contribution Plan.
- Confirm the need for any mitigation measures relating to the composting facility buffer.
- Review the basic raw material operations on Lot 5130 Jandakot Road with regard to lifespan of operations and staging of development.
- Review licences and operations within the Kennel Zone and prepare an appropriate management and development staging response to avoid conflict between sensitive land uses.

- Confirm requirements for PFAS investigation as part of subsequent planning and development stages.
- Provide for the retention of roosting site (COCBANR001) together with an appropriate buffer distance be provided.
- Undertake a review of Aboriginal Cultural Heritage and if appropriate undertaken engagement with relevant knowledge holders and the Department of Planning Land and Heritage.
- Consideration of the land use permissibility of non-residential uses adjacent to the neighbouring, local centre located on Warton Road.
- Confirm land use permissibility compatible with the P3\* classification and Well-Head Protection Zone.
- Confirm requirements for a fauna management plan which address kangaroo and wallaby management.

#### 4.10.3.4. Precinct 4: South-West

Precinct 4 - South-West incorporates approximately 89.2 hectares of land across a total of 31 lots ranging from 2ha to 12ha in size. The precinct is bound by Jandakot Road to the north, Solomon Road to the east, Prinsep Road to the west with a mixture of 'Industrial' and 'Public Purposes' (State Energy Commission) land to the south.

#### Character Statement

Precinct 4 contains two (2) sub-precincts that include a residential precinct, centred around Peppworth Place with an area of 'Rural Residential subject to further investigation' bordering Jandakot Road. Careful consideration will need to be given to managing the residential-industrial interface along the Precinct's southern boundary.

#### Local Structure Plan Requirements

The LSP for Precinct 4 - South West is expected to include consideration of the following:

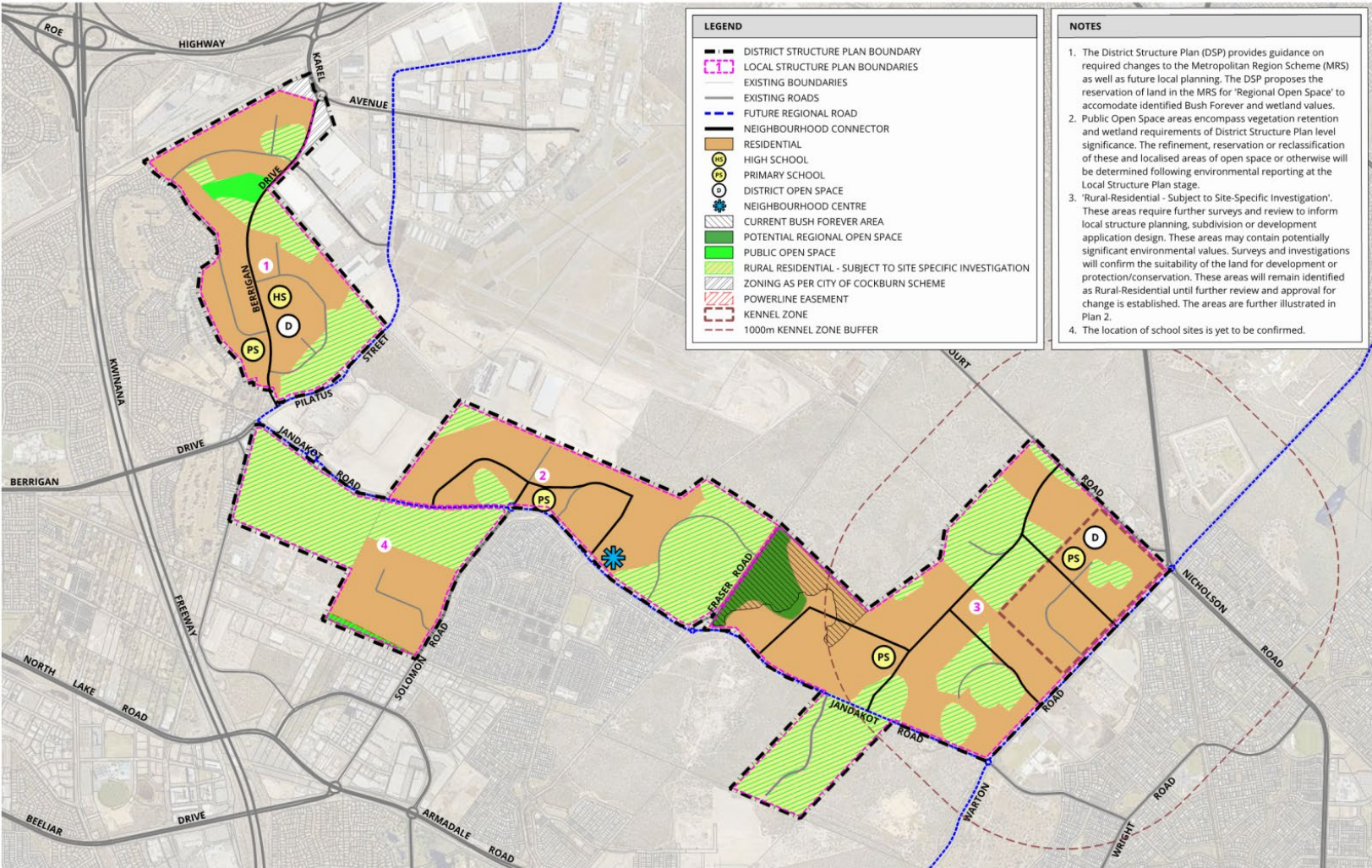
- Undertake a detailed Flora and Fauna Survey to confirm the areas of 'Rural Residential, Subject to Site Specific Investigation'. Where areas are identified as suitable of retention as POS, appropriate management strategies should be outlined. Opportunities to link bushland areas should also be investigated.
- Confirm land use permissibility compatible with the P3\* classification and Well-Head Protection Zone (WHPZ).
- Review and prepare an appropriate interface between residential and adjacent industrial and service commercial land uses.
- Review the interface between retained vegetation (POS) and residential areas for bushfire mitigation.
- Review and provide appropriate noise mitigation measures to address impacts associated with aircraft noise from the adjoining Jandakot Airport in accordance with SPP 5.3.
- Review and confirm the alignment of the proposed road network and any requirements for upgrades.

- Confirm the need for local development and community infrastructure coordination that would require funding through a Development Contribution Plan
- Confirm requirements for PFAS investigation as part of subsequent planning and development stages.
- Confirm land uses within and adjacent to the high voltage power line corridor.
- Confirm requirements for a fauna management plan which address kangaroo and wallaby management.

#### 4.10.4. Subdivision and Development

The provisions of this DSP and any subsequent LSPs are to be given due regard in the preparation and assessment of future subdivision and development applications within the DSP Area.





Plan 1 – District Structure Plan Map 5.



OFFICIAL

## Planning Area B: Jandakot/Treeby Urban Expansion Area

*Perth and Peel @3.5million* identified a 'Planning Investigation Area' over an area of approximately 625ha in Jandakot/Treeby, located adjacent to the Jandakot Airport. The area is zoned 'Rural – Water Protection' under the MRS and 'Resource' under TPS3. It contains landholdings used primarily for rural lifestyle purposes, guided by SPP 2.3 'Jandakot Groundwater Protection' and Draft SPP 2.9 'Planning for Water'.

Detailed studies and investigations have been undertaken by the WAPC, resulting in this area being identified for Urban Expansion in the *Perth and Peel @3.5million* planning frameworks.

More detailed planning will need to have regard to the following key considerations:

- Impacts, risks and management of Jandakot groundwater resources (existing Priority 2 Source Protection Area).
- Protection of significant environmental values.
- ANEF considerations associated with Jandakot Airport.

Planning Area B: Jandakot/Treeby Planning Investigation Area				
	Planning Direction	Action	Rationale	Timeframe
1.0	Protection of groundwater resource, including impact on wetlands.	1. Advocate for a comprehensive study demonstrating protection of the groundwater resource; in addition to the groundwater impacts on the wetland systems and other environmental values.	Any land use changes have the potential to negatively impact environmental values.	Ongoing
2.0	Protection of environmental and conservation values.	1. Identification of remnant bushland, ecological corridors and areas of conservation value (including Carnaby Cockatoo habitat) to be protected, and measures to protect them, prior to any land use or MRS zoning change.	Any land use changes have the potential to negatively impact environmental values.	Ongoing



## OFFICIAL

3.0	Appropriate protection of the operational needs and viability of the Jandakot Airport.	1. Ensure land use planning is cognisant of the operational needs of the airport to ensure its viability.	Protection of operational needs critical given the airport provides access for essential service organisations such as Royal Flying Doctor Service, DEC/DFES Bushfire Water Bombers, RAC Rescue Helicopter and the WA Police Air Wing.	Ongoing
4.0	Ensure new sensitive land uses are not negatively impacted by Jandakot Airport operations.	1. Consideration of the impact on the amenity of existing and future potential sensitive land uses.	Airport operations, particularly noise can impact negatively on residential amenity.	Ongoing
5.0	Management of bushfire risk whilst protecting environmental values.	1. Ensure bushfire management is comprehensively considered as part of any MRS amendment and district structure planning process. 2. Adaptation of existing road network and culs-de-sac to provide safe and adequate access.	Area is Bushfire Prone with high environmental values.	Ongoing
6.0	Coordinated development/district structure planning approach.	1. A district structure plan is to include the entire PIA and set out: <ul style="list-style-type: none"> <li>• Staging and identification of logical cells for coordinated planning.</li> <li>• Structure plan implementation requirements.</li> <li>• Infrastructure needs and requirements, including community infrastructure.</li> <li>• Network of public open space to meet the recreational needs of the community.</li> <li>• Appropriately sized and located centre to meet the needs of the community, based on a Needs Assessment.</li> <li>• Traffic impact assessment.</li> <li>• Bushfire management, including the provision of a new road connection.</li> <li>• Community benefit.</li> </ul>	It will be critical to ensure development is not ad hoc.	0-5 years

**City Assessment of Draft Jandakot North Treeby DSP  
Local Planning Strategy – Planning Directions and Actions**

**Planning Direction 1.0:**

**Protection of groundwater resource including impact on wetlands**

**Action:** *Advocate for a comprehensive study demonstrating protection of the groundwater resource; in addition to the impacts on the wetland systems and other environmental values.*

A District Water Management Strategy (DWMS) has been prepared to provide an overarching guide to water management across the DSP area, to support its suitability for future urban development. More detailed studies relating to water management will be required at the future structure planning (Local Water Management Strategy) and subdivision stages (Urban Water Management Plan).

Typically, a DWMS is prepared to guide a DSP or MRS amendment, with it ultimately endorsed by the Department of Water and Environmental Regulation (DWER). The DWMS is not a comprehensive study to consider the impact of the existing groundwater resource, the existing wetland systems and other environmental attributes dependent upon groundwater resources.

In deciding to designate the former PIA as 'Urban Expansion', it is not known whether the State Government considered the impact and risks of urbanisation on the Jandakot Groundwater Mound.

The City understands that DWER are in the early stages of commencing allocation planning for the broader Jandakot Groundwater Mound, although it is not known what extent this will consider future urbanisation of the DSP, including the likely increases in irrigation demand from future public open space.

The WAPC's consideration of the DSP provides an opportune time to advocate the State Government to advance its allocation planning for the Jandakot Groundwater Mound and consider the impact of urbanisation on the existing wetland system.

Should the draft DSP be approved without considering of the broader groundwater matters, consequent MRS amendments, Local scheme amendments and local structure planning will likely be undertaken at a more refined precinct level, which is unlikely to trigger consideration of a district-level issue.

**Planning Direction 2.0:**

**Protection of environmental and conservation values**

**Action:** *Identification of remnant bushland, ecological corridors and areas of conservation value (including Carnaby Cockatoo habitat) to be protected, and measures to protect them, prior to any land use or MRS zoning change*

The draft DSP provides a high-level assessment in relation to environmental values, as required under the *WA Planning Manual – Guidance for Structure Plans*.



The draft DSP proposes the rationalisation of a designated Bush Forever site on Lot 130 Jandakot Road, Treeby. Revisions to the Bush Forever boundaries will be considered as part of a future amendment to the MRS, based on the outcomes of a separate Negotiated Planning Solution (NPS), prepared in accordance with *State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region* (SPP 2.8).

The NPS may establish the requirement for the revised Bush Forever site (the area designated as 'Potential Regional Open Space') to be ceded to the Crown free of cost at the subdivision stage, with the site ultimately reserved as 'Parks and Recreation' under the MRS.

#### Planning Direction 3.0:

##### **Appropriate protection of the operational needs and viability of the Jandakot Airport**

**Action:** *Ensure land use planning is cognisant of the operational needs of the airport to ensure its viability*

As assessment of the DSP is being coordinated by DPLH, the City does not have the ability to consider comment made from Jandakot Airport and therefore the extent to which additional urban development close to the airport may have on its continued operations.

Jandakot Airport was involved in the TAG for the DSP and it is anticipated that they (and lessees of existing development within the Airport site) will provide comment to DPLH.

The City is mindful that *State Planning Policy 5.3 – Land Use Planning in the Vicinity of Jandakot Airport* (SPP 5.3) considers the appropriateness of residential development in proximity to Jandakot Airport on the basis of the Australian Noise Exposure Forecast (ANEF). The ANEF forecasting currently published for Jandakot Airport has been prepared based on the 'theoretical maximum movement capacity' of the airport.

As noted above, Commonwealth legislation allows Jandakot Airport to issue its own approvals for development, without the need to consult with the state government and City. As such, a number of commercial developments, unrelated to the site's primary use for aviation, are located along its southern boundary.

#### Planning Direction 4.0:

##### **Ensure new sensitive land uses are not negatively impacted by Jandakot Airport operations.**

**Action:** *Consideration of the impact on the amenity of existing and future potential sensitive land uses.*

Most of the draft DSP is located below ANEF-20, which under SPP 5.3 can accommodate sensitive land uses, including residential development without any specific restriction on density.

For areas located between the ANEF-20 and 25 contours, future residential development is expected to be restricted to a density of R20.

Subject to compliance with SPP 5.3, the City's LPP 1.12 and a future Special Control Area under the City's local planning scheme, sensitive land uses (including residential) are capable of being developed following the approval of local structure plans.

#### Planning Direction 5.0:

##### Management of bushfire risk whilst protecting environmental values.

**Action:** *Ensure bushfire management is comprehensively considered as part of any MRS amendment and district structure planning process*

The Bushfire Management Plan (BMP) prepared for the draft DSP provides a high-level bushfire assessment, which assesses the Bushfire Hazard Level (BHL) in the pre-development scenario (current conditions) and post-development scenario (where development occurs as contemplated by the DSP).

Further consideration of bushfire management will be undertaken at the structure plan, subdivision and development stage, as required under *State Planning Policy 3.7 – Bushfire and the Bushfire Planning Guidelines*.

**Action:** *Adaptation of existing road network and cul-de-sac to provide safe and adequate access.*

The draft DSP provides a high-level overview of changes to the existing road network, which includes the indicative location of 'Neighbourhood Connector' roads.

It is expected that significant improvements will be required to the local road network as development progresses, to upgrade existing roads to an urban standard. This will be considered in more detail at the local structure planning stage.

#### Planning Direction 6.0:

##### Coordinated development / district structure planning approach.

**Action:** *A district structure plan is to include the entire PIA and set out:*

- *Staging and identification of logical cells for coordinated planning.*
- *Structure plan implementation requirements.*
- *Infrastructure needs and requirements, including community infrastructure.*
- *Network of public open space to meet the recreational needs of the community.*
- *Appropriately sized and located centre to meet the needs of the community, based on a Needs Assessment.*
- *Traffic impact assessment.*
- *Bushfire management, including the provision of a new road connection.*
- *Community benefit.*

Each of these matters are touched on in some degree in the draft DSP.



# JANDAKOT/TREEBY DISTRICT STRUCTURE PLAN – COMMUNITY NEEDS ANALYSIS REPORT

VERSION 4.0



# Otium Planning Group Pty Ltd

**Head Office:**  
PO Box 6115  
Wantirna VIC 3152  
ABN: 30 605 962 169  
Phone: (03) 9046 2316  
Email: info@otiumplanning.com.au  
Web: www.otiumplanning.com.au

**Local Office:**  
Unit 9 Gallery Suites  
185 High Street  
Fremantle WA 6160  
Contact: David Lanfear  
Phone: 0477 708 891  
Email: wa@otiumplannning.com.au

Otium Planning Group has offices in:

- Auckland • Brisbane • Cairns • Christchurch • Melbourne • Perth • Sunshine Coast • Sydney

Document History				
Version	Date	Author	Distribution	Recipient
1.0		Dave Lanfear	OneDrive	
2.0	30/07/2025	Dave Lanfear	e-mail	G Wilkinson
3.0	31/07/2025	Dave Lanfear	e-mail	G Wilkinson
4.0	04/08/2025	Dave Lanfear	e-mail	G Wilkinson
© 2023 Otium Planning Group Pty Ltd. This document may only be used for the purposes for which it was commissioned and in accordance with the terms of engagement for the commission.				

*Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples’ unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.*



## Contents

Executive summary.....	i
1. Background and Methodology.....	1
1.1 Previous DSP Infrastructure Planning .....	1
1.2 Needs Assessment Methodology.....	2
2. Establishing the Context.....	4
2.1 Integrated Planning and Reporting Framework .....	4
2.2 Informing Documents .....	4
2.3 The Draft Jandakot-Treeby District Structure Plan (Parts 1 and 2).....	5
2.4 SPP3.6 Infrastructure Contributions and Supporting Documentation .....	7
3. Population and Growth Implications .....	11
4. Trends and Benchmarks - Standards of Provision.....	14
4.1 Developing Community Infrastructure .....	14
4.2 Current City Standards of Provision .....	15
5. Establishing Need .....	17
5.1 Catchment Mapping, Current and Future Facilities.....	17
5.2 Parks and Leisure Australia Community Facility Guidelines Assessment .....	20
5.3 State Sporting Association Facility Plans and Advice .....	23
5.4 Projected Pitch, Court and Oval Demand – Organised Sport .....	24
5.5 Highest Participation Sports and Recreational Pursuits .....	27
6. Recommendations .....	29
7. Appendices.....	34
Appendix 1: Document review .....	35
Appendix 2: Demographics.....	44
Appendix 3: LGA Open Space Recreation Provision Standards.....	49
Appendix 4: LGA Building Dimension Guidelines .....	52
Appendix 5: City Facility Building Guidelines – Spatial Considerations.....	58
Appendix 6: Current Facility Catchments .....	68
Appendix 7: Community Facility Guideline Assessment .....	75
Appendix 8: Oval, Court and Pitch Generation .....	80
Warranties and Disclaimers.....	87

## Executive summary

The City of Cockburn has identified a significant gap in understanding community facility requirements to support the needs of a potential future community in the Jandakot Treeby District Structure Plan (DSP) area. A detailed Community Needs Assessment was necessary to gain an understanding of facility requirements in response to a Needs Analysis Report produced by the Rowe Group and ensure that community facility needs are fully understood across the full development area, considering potential demographic changes, dwelling yield and population triggers.

The DSP area has previously been part of a state-level Planning Investigation Area (PIA) related to its future development potential. The City incorporated the extent of land as a potential future growth scenario under the Community Infrastructure Plan (CIP) 2024 – 2041 following the conclusion of the investigation work. However, the CIP made no explicit recommendations for community infrastructure to service the area as the extent of development and projected future population growth was unknown.

The methodology for undertaking this work includes a phased process:

- Project Inception to establish the available baseline information and context. This included consideration of existing technical reports, previously presented to the DPLH, WAPC and the City.
- Situation analysis involving all other relevant documentation, demographic and projected population growth implications, facility benchmarks, provision standards and guidelines, and an analysis of associated and complementary supporting infrastructure.
- Consultation with key stakeholders involved in the development and future approval process for the DSP and associated DCP. To date this has been limited to the DPLH and City representatives.
- Needs assessment and facility specification development, underpinned by a series of assessments, including an assessment against community provision standards recognized by the industry, projected participation benchmarks, catchment mapping, and analysis of existing infrastructure.
- The development of the needs analysis and review.

The report concludes that there is a need for the following district-level infrastructure:

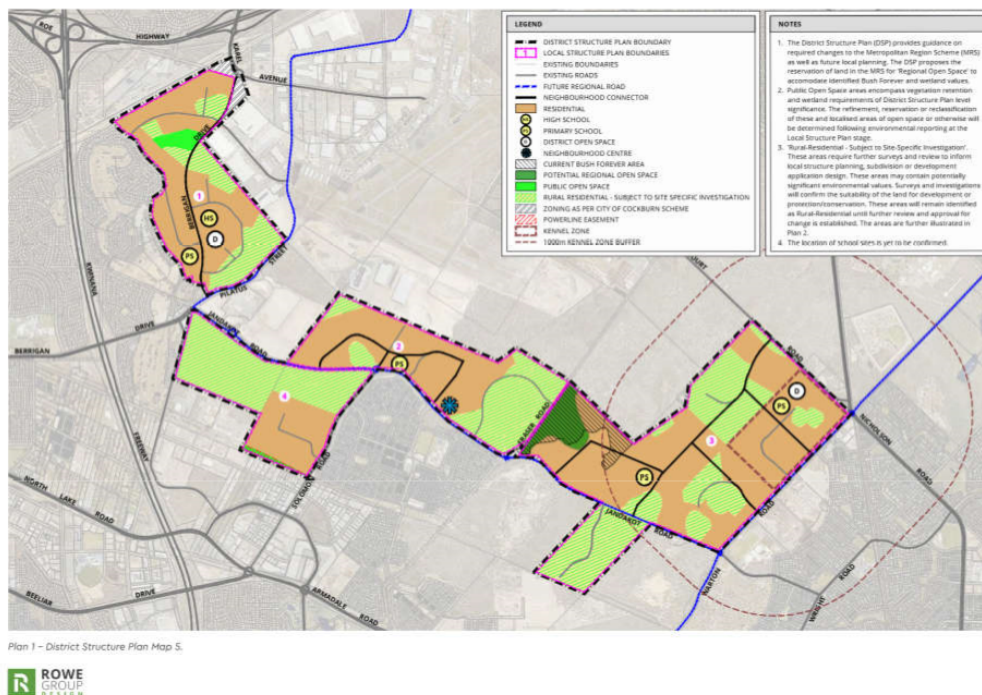
- A minimum of one district level sporting space (i.e. a dedicated space with no inhibitors on use being in excess of 5ha in area). This is to be within or adjacent to Precinct Two and provided during the initial stages of development serviced by a pavilion to a district level specification.
- A secondary sporting space to accommodate additional sports, to provide for up to two ovals (cricket) and to be developed within Precinct Three during the later stages of development, subject to the full extent of potential residential development being known.
- A minimum of one multi-functional district level community centre to facilitate a range of community services incorporating youth, seniors, library outreach and operate as a localised service centre. This could be located adjacent to the district level sporting space. Located within or adjacent to Precinct Two.
- A minimum of one neighbourhood centre potentially combined with the secondary district/ neighbourhood sporting space within Precinct Three.
- Trails and shared use paths to be integrated within the DSP area .
- Shared use agreements to be put in place in advance of indoor and outdoor sports court developments at school sites.
- Provision of two neighbourhood level skate/wheeled sports parks at the sporting reserves/POS.

A suggested location of the key community infrastructure is proposed to aid discussion and focus attention on the spatial requirements.



# 1. Background and Methodology

The City of Cockburn in its assessment of the Jandakot Treeby District Structure Plan (DSP) has identified a significant gap in the understanding of community facility requirements to support the needs of a potential future community. It was determined that a detailed Community Needs Assessment was necessary to gain an understanding of facility requirements across the full development area, having regard to potential demographic changes and population triggers. The DSP area is identified at Figure 1 below:



**Figure 1: Jandakot Treeby District Structure Plan Area (Source: Rowe Group Associates)**

In addition, two supplementary proposed Metropolitan Region Scheme (MRS) were considered within close proximity to further develop the community needs related to those areas and are referenced in a separate report. These include:

- Lyon/Kinley Road MRS Amendment Community Facilities Needs Analysis.
- Armadale Road MRS Amendment Community Facilities Needs Analysis.

All three are intended to inform current planning processes and engagement with developers, Department of Planning Lands and Heritage (DPLH) and Western Australian Planning Commission (WAPC).

## 1.1 Previous DSP Infrastructure Planning

The DSP area has previously been part of a state level Planning Investigation Area (PIA) related to its future development potential. The City incorporated the extent of land as a potential future growth scenario under the Community Infrastructure Plan (CIP) 2024 – 2041 following the conclusion of the investigation work. While this work has now concluded, the CIP made no explicit recommendations for community infrastructure to service the area as the extent of development and projected future population growth

was unknown. This is further referenced in the subsequent section. The Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report 2024/25 provides the rationale and justification for the DCP which identifies a series of items including:

- Treeby East Playing Field: Part of the subdivider's minimum 10% public open space - constructing a multiple use playing field space.
- Treeby East Clubrooms: cost of works to construct one single story clubroom building.

The DCP15 relates to existing land development commitments and identifies items based on previous research which does not take into account the Jandakot Treeby DSP. As existing commitments within close proximity, these are to be incorporated as part of the broader assessment process, as they will address some local need. The DCP15 Area is identified at Figure 2.

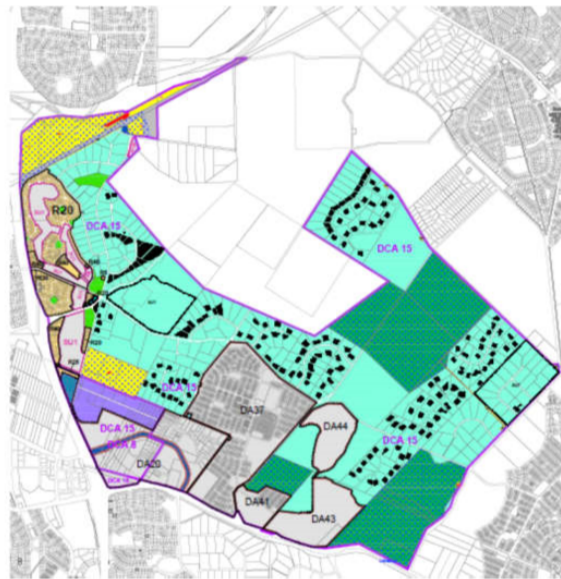


Figure 2: The DCP15 Area (Source: City of Cockburn)

The previous planning for the area included:

- 2017 MRS Amendment Lodged for Lot 120: Perth and Peel @3.5m – This confirmed the 'Planning Investigation Area' (PIA)
- 2019 MRS Amendment Lot 120 – additional information was provided to support the amendment.
- 2022 MRS Amendment was lodged for 'Precinct 2'
- 2023 August: Jandakot-Treeby PIA was resolved and confirmed as an 'Urban Expansion Area' and in September of the same year at the WAPC/ DPLH Meeting, it was confirmed that there was a need for a high-level DSP.

As a result of the evolution of the PIA determination and the consequential changes to the potential growth pattern and density within the Jandakot/Treeby area, this report seeks to:

- Confirm the need for infrastructure and the demand created by the Jandakot/Treeby development through a review of supporting documentation, anticipated growth and demographic changes.
- Confirm the method for calculating the infrastructure and the manner in which it is to be applied having regard to the current SPP 3.6 in a robust, objective and defensible manner.
- Confirm that the contributions being sought are being applied equitably and in accordance with the objectives of SPP 3.6.
- Confirm the likely timescale for investment and development of identified infrastructure to be applied to the revised DCP regarding the likely demand and orderly rollout of development.

## 1.2 Needs Assessment Methodology

The methodology for undertaking this work is through a tried and tested phased process, referenced at Figure 3, which includes:

- Phase 1: Project Inception to establishing the available baseline information and context.



- Phase 2: A situation analysis which involves analysing all relevant documentation, demographic and projected population growth implications, facility benchmarks, provision standards and guidelines and an analysis of associated and complementary supporting infrastructure, likely to service the future Jandakot/Treeby area.
- Phase 3: Consultation with key stakeholders involved in the development and future approval process for the DSP and associated DCP. This is undertaken at the discretion of the City and DPLH due to the complexities involved in engaging with a number of small land owners. This process is to be undertaken throughout the Needs Assessment process.
- Phase 4: The needs assessment and facility specification development, which is underpinned by a series of assessments, including an assessment against community provision standards recognised by the industry, projected participation benchmarks, catchment mapping and analysis of existing infrastructure having a direct impact on the Jandakot/Treeby DSP area.
- Phase 5: the development of the needs analysis and assessment process in draft to be distributed and reviewed prior to finalisation under Phase 6, which incorporates all feedback, agreed amendments or rationale for non-inclusion.



**Figure 3: Community Facility Needs Assessment Methodology**

This report has been developed to identify the projected community need and it should be applied to SPP 3.6. This will enable consultation with land owners and developers to confirm the most appropriate mechanism to determine community infrastructure costs and how it will be applied and contributions collected. Following consultation with developers, it is intended to refine the plan and use the document to inform the Western Australian Planning Commission in their deliberations on the merits of the DSP.

## 2. Establishing the Context

The following section provides an overview of relevant documentation previously published and identifies those matters which are to be considered as critical to the identification and delivery of community services to support City growth.

### 2.1 Integrated Planning and Reporting Framework

The City’s Integrated Planning and Reporting Framework is underpinned by the Strategic Community Plan 2020-2030 (SCP) which outlines the city's long-term vision and priorities, focusing on sustainable growth, community well-being, and environmental responsibility. It is the most significant document which outlines the communities vision for the City and strategies which are to be put in place to achieve the community aspirations for the future. The Vision is *Cockburn, the best place to be* and purpose is to *support communities to thrive by providing inclusive and sustainable services that reflect their aspirations*. One of the most significant challenges identified is managing population growth and housing density while maintaining a desirable living environment.

The SCP along with the Long Term Financial Plan (July 2024) which identifies the sustainable funding of Council commitments for the next ten years and the Corporate Business Plan 2024-2025 to 2027-2028 that outlines the City’s key projects, corporate projects, plans and services over the next four years (supported by a more detailed Project Plan) establish the City’s commitment to the community.

To support the overarching strategic documents, a series of informing plans have been developed and underpin the City’s strategic intervention.

### 2.2 Informing Documents

The key informing documents relative to the community needs analysis are provided at Appendix 1 and summarised in the Table below.

Table 1: Key City of Cockburn Informing Documents

Document	Relevance
City of Cockburn Local Planning Strategy (October 2024)	<p>The Local Planning Strategy (LPS) outlines the city's long-term vision for land use, infrastructure, and development. It acts as a blueprint for the new Local Planning Scheme No. 13, replacing Town Planning Scheme No. 3. The strategy was endorsed by the Western Australian Planning Commission (WAPC) in October 2024. The LPS identifies the Jandakot-Treeby DSP area as an urban expansion area (Planning Area B). The actions identify the following selected requirements to enable its development:</p> <ul style="list-style-type: none"><li>• Staging and identification of logical cells for coordinated planning.</li><li>• Structure plan implementation requirements.</li><li>• Infrastructure needs and requirements, including community infrastructure.</li><li>• Network of public open space to meet the recreational needs of the community.</li></ul> <p><b>Comment:</b> The recently adopted LPS has been the subject of extensive consultation and review. The principles that have been adopted are current and the level of research to proof the area up are founded on sound planning practices.</p>



Document	Relevance
Perth and Peel @3.5 million Sub-regional Planning Framework (2018)	<p>The South Metropolitan Peel Sub-regional Planning Framework identifies the DSP area as a Planning Investigations Area (PIA) which was to be the subject of further detailed study. No reference is made to community, sport and recreation facility requirements, other than generically as an element of Social Infrastructure which need to be provided to service the community.</p> <p><b>Comment:</b> Given that the development extent is relatively unknown and subject to further technical studies, it is not possible, with a high degree of certainty, to specify the communities needs other than through a broad spectrum of analysis (alternative population growth scenarios).</p>
City of Cockburn Community Infrastructure Plan 2024-2041 (2024)	<p>The Community Infrastructure Plan (CIP) 2024-2041 serves as a strategic framework for the City of Cockburn to plan, prioritise, and deliver essential community infrastructure over the next fifteen years. The CIP is designed to:</p> <ul style="list-style-type: none"> <li>• Guide Future Investment by providing a clear, evidence-based plan for major community infrastructure projects that enhance residents' quality of life.</li> <li>• Ensure fair distribution of infrastructure across all suburbs, particularly addressing gaps in growing or underserved areas.</li> <li>• Prioritise adaptable, multi-functional, and environmentally sustainable infrastructure to maximise long-term benefits.</li> </ul> <p>The plan references the Western Australian Government designating approximately 600 hectares in Jandakot-Treeby for future urban development, which is expected to deliver around 9,000 new dwellings. Treeby is identified as a key growth area due to new residential developments where urban expansion is likely to require new infrastructure to support projected population growth.</p> <p><b>Comment:</b> The CIP was developed prior to the endorsement of the land for development. Projected population growth, relies on data which does not take into account an increase in density and lot development. The level of uncertainty remains, due to the amount of technical research necessary to proof the land up for development and the willingness of individual landowners to support future intense urban growth.</p>

## 2.3 The Draft Jandakot-Treeby District Structure Plan (Parts 1 and 2)

The Draft Jandakot-Treeby District Structure Plan Parts 1 and 2 documentation supplied by the Rowe Group and various sub-consultancies references the DSP as incorporating approximately 580 hectares of land (278 freehold lots predominantly rural-residential also including kennels, catteries and a former sand quarry). It includes the following identified elements of social infrastructure:

- 11.4 hectares of Parks and Recreation reservation, 7 hectares of district open space (2 x District Sporting Ovals) and 4.2 hectares of local public open space.
- Four primary school sites (Precinct 1 x1, Precinct 2 x1 and Precinct 3 x2) and one high school site (Precinct 1 x1).
- A 5 hectare neighbourhood centre (Precinct 2 x1).

To underpin the DSP a series of documents have been prepared which include:

- Transport Impact Assessment.
- Bushfire Management Plan

- Environmental Assessment Report (including Archaeological and Ethnographic)
- Acoustic Assessment
- Activity Centre & Mixed Business Assessment
- Servicing Report

None of the supporting documentation identifies critical issues that will prevent development, but do indicate significant constraints which, subject to detailed research, are likely to result in a gradual rationalisation of the viable development area. This will have a detrimental impact on the likely space available for the development of functional space for sport, recreation and community purposes. The most critical consideration relates to the wetland areas and extent/limitations of high quality value vegetation. The confirmation of their extent and associated implications related to water management and potential contamination will require further detailed technical assessment to be undertaken.

In addition to the above a Community Infrastructure Needs Assessment has been included. The assessment is stated as being prepared in accordance with State Planning Policy 3.6 (SPP3.6) and reference is made to the Parks and Leisure Australia WA (PLAWA) Community Facility Guidelines (CFG) and demographic trends, albeit no analysis is provided as reference points for the development of community infrastructure. The definitions do not accord with those referenced in the CFG and the reference to sports space is incorrect (a duplication of a neighbourhood community definition earlier in the document).

The report concludes by indicating there is a need for the following district level infrastructure:

- Two x 3.5 hectare sports spaces (a district level facility) in Precincts 1 and 3. The location of these are to be identified through the local structure planning process.

It is to be noted that 3.5 hectares does not provide sufficient space to develop district level infrastructure.

As a minimum 5 hectares is necessary to accommodate up to 2 ovals and associated pavilion, car parking, landscaping, access and associated run-offs. An example of a two oval reserve previously developed within the City is Frankland Reserve, Hammond Park. This incorporates two ovals, changerooms, clubrooms and community spaces together with limited car parking. This site, at 5ha is extremely constrained due to existing environmentally sensitive bushland, which came to light after the land was allocated for future sporting use under previous structure planning processes.

It is further stated that these should preferably be co-located with the identified school sites and *'the potential for the flexible use of built facilities and/or the inclusion of multiple services within these spaces, such as a community centre should also be explored'*.

A further statement is made that *'each structure plan precinct is expected to provide a focal point for community activity and social interaction. This may take the form of a sporting recreation facility, area of parkland, primary school or local centre and/or a combination of these'*.



Figure 4: Frankland Reserve (City of Cockburn)

The commitment in the assessment provides no guarantee that the development of the spaces will occur and neither is there any specific reference to other levels of provision required to service the community (i.e. arts, culture, libraries, youth, seniors etc.). If provision is to be considered on a school site this further raises concerns in relation to the timelines of the provision and whether a shared use agreement could meet the longer term community needs. In addition, it is not clear at this early stage in the planning



process whether there are measures put in place to safeguard future community infrastructure provision and in particular the loss of the use of sporting grounds as compensatory flood storage areas.

Reference in the Community Infrastructure Needs Assessment is made to the City of Armadale Community Infrastructure Plan. This is currently being reviewed and the City are developing a framework to inform future decision making. It is likely through the review process that current provision standards will be modified.

## 2.4 SPP3.6 Infrastructure Contributions and Supporting Documentation

The power to require infrastructure contributions derives from the Planning and Development Act 2005 (as amended), and the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations).

State Planning Policy 3.6 Infrastructure Contributions (April 2021) sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. It identifies community and recreational facilities as infrastructure where development contributions can be sought (collectively referenced as Social Infrastructure).

Regarding Social Infrastructure items, the policy states that they may only be included in a DCP if they are first identified as necessary in a local government's Strategic Community Plan and Capital Works program. The City of Cockburn Community Infrastructure Plan identifies the community infrastructure needs that are to inform the DCP. In the case of Jandakot-Treeby DSP, this land has only recently been considered for more intensive urban development following the WAPC's decision to elevate the former PIA to an Urban Expansion Area. This needs analysis is therefore being undertaken to complement the CIP.

Contributions may be sought for:

- new items,
- land for infrastructure,
- upgrade in the standard of provision,
- extensions to an existing item to avoid duplication of provision,
- replacement where additional demand has been proven and the item has reached the end of its useful life and
- reasonable costs associated with the preparation, implementation and administration of a development contribution plan.

The SPP states the relationship between the need for infrastructure and the new development is to be clearly established; construction standards are clearly identified, costs are transparent and used in the DCP report. Regarding cost sharing between owners, this must be fair and transparent, a matter which is particularly relevant for the Jandakot/Treeby DSP which consists of highly fragmented ownership.

The DCP should also give priority to the acquisition of land for public purposes early in the development process. Therefore, any subsequent requirement for acquisition emerging through a review process is unlikely to be supported unless a clear and evidenced rationale for its inclusion is presented. The DCP can include the Items contained in Table 2:

**Table 2: Items to be Included within a DCP should the need and rationale for investment be proven**

ITEM	DELIVERY METHOD
<b>Standard Infrastructure Contribution Requirements (under Schedule 1 of SPP 3.6) - selected</b>	
Land for Public Open Space (Local and District)	Land or monetary contribution
Development of Public Open Space	Construction of infrastructure or monetary contribution

ITEM	DELIVERY METHOD
Shared paths/cycle paths/footpaths/PAW	Land and Construction of infrastructure or monetary contribution based on infrastructure demand
<b>Community Infrastructure: Items For Inclusion In a DCP (under Schedule 2 of SPP3.6)</b>	
Local sports, cultural and recreation facilities (at local/ neighbourhood parks)	Land and Construction of infrastructure or monetary contribution based on infrastructure demand
Multi-purpose district sports, cultural and recreation facilities and/or pavilion/building (at district open space)	
Multi-purpose Community building and basic facilities	
Library building, and other cultural facilities and buildings and basic facilities	
Child care/after school centre buildings and basic facilities	
Other community services and facilities	As determined by the WAPC

SPP3.6 identifies the standard requirement associated with each of the items which may be considered in the DCP. The DCP template identifies methods for calculating contributions, which include:

Cost Contribution = (Infrastructure Demand x Contribution Rate as set out in a cost apportionment schedule) x Indexation factor.

Each DCP should be time limited to the development. All items must be justified.

The DCP is to be specific in the time it is to operate and aligned to the City's forward financial planning process and include:

- A maximum levy for infrastructure of \$5,000 per dwelling shall apply for local governments seeking contributions for the capital cost of community infrastructure.
- Each DCP for Social Infrastructure must be supported by projected growth figures, including the number of new dwellings to be created per catchment level.
- A Capital Expenditure Plan (CEP) and a Cost Apportioning Schedule (CAS).
- Confirming priorities and be accompanied by technical documentation (including a community infrastructure plan for the area) and comparative provision ratio statistics from neighbouring residential areas where appropriate.

It is recognised that the capped costs should not be regarded as a target, and where possible, efforts should be made to obtain alternative or additional funding sources.

As the policy states that only those items identified as being necessary in a local government's Strategic Community Plan and capital works program should be considered within a DCP, the City of Cockburn will need to consider the likely implications on existing and potential future POS and Community Facilities related to an increase in residential density. The requirement will be to offset additional costs through the astute use of DCP opportunities. In the case of Jandakot/Treeby, where opportunities are constrained, it is reasonable to enhance existing infrastructure and extend their service capability through this process.



State Planning Policy 3.6 Infrastructure Contributions Guidelines (April 2021) provides additional interpretation. The document reiterates the guiding principles for determining infrastructure contributions and the preparation of DCPs as:

- Need and the nexus
- Transparency
- Equity
- Certainty
- Efficiency
- Consistency
- Right of consultation and review
- Accountable

The guidelines state that the apportionment of infrastructure costs based on an area assumes that the land concerned has common characteristics. The Jandakot/Treeby DCP identifies the common characteristics that reflect future development potential of existing residential development commitments, but not the emerging DSP. This will need to be the subject to review as the build out emerges, given the known constraints related to the full development area.

Regarding the Capital Expenditure Plan, contingencies are permitted for community and recreation infrastructure of 15% of the estimated project cost for construction and 10% for design. Infrastructure costs are apportioned by dividing the total cost of an item by each unit of charge (having already excluded those portions of total demand generated by existing, external and future communities). Each landowner's total infrastructure contribution will depend on how many demand units their development generates. The cost apportionment schedule template provided in Appendix B highlights the requirements, including Infrastructure Plan – Estimates, Dwelling yields Contribution breakdown, Per dwelling cost and Cost per dwelling per DCA.

Catchments and hierarchies are provided in Appendix C, which highlights broad population trigger points. The open space hierarchy does not conform to the standards identified in the Classification Framework for Public Open Space (Department of Sport and Recreation) 2013. A comparison is provided in the following table:

**Table 3: Classification Framework for Public Open Space compared to SPP3.6 Catchment Hierarchies**

Open space hierarchy	Classification Framework for Public Open Space (Department of Sport and Recreation)	SPP3.6 Catchment Hierarchies for POS
Regional	Are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sports space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.	Means land defined under a region scheme, regional structure plan or sub-regional structure plan as a park and recreation reserve or as regional open space reserve to accommodate active and passive recreation such as major playing fields and/or regional conservation and environmental features
District	Usually designed to provide for structured sport and inclusion of substantial recreation and nature space. 5ha to 15ha in size and within 2 kilometres or a 5-minute drive.	An area of public open space notionally serving three neighbourhoods, generally between 2.5 to 7 hectares, will accommodate a combination of informal play areas, formal playing fields and hard

Open space hierarchy	Classification Framework for Public Open Space (Department of Sport and Recreation)	SPP3.6 Catchment Hierarchies for POS
		surfaces for organised sports. Accessibility catchment 2km
Neighbourhood	Usually provide a variety of features and facilities with opportunities to socialise. 1ha to 5ha in size and within 800 metres or a 10-minute walk.	Generally less than 5,000m <sup>2</sup> , designed and located for local children's play, rest places, pedestrian connectivity, informal active recreation and play, and passive recreation. Accessibility catchment 800m
Local Park	Usually small parklands that service the recreation needs of nearby residents. 0.4ha to 1ha in size and within 400 metres or a 5-minute walk.	Generally less than 3,000m <sup>2</sup> , designed and located for local children's play, rest places, pedestrian connectivity, informal active recreation and play, and passive recreation. Accessibility catchment 300m.

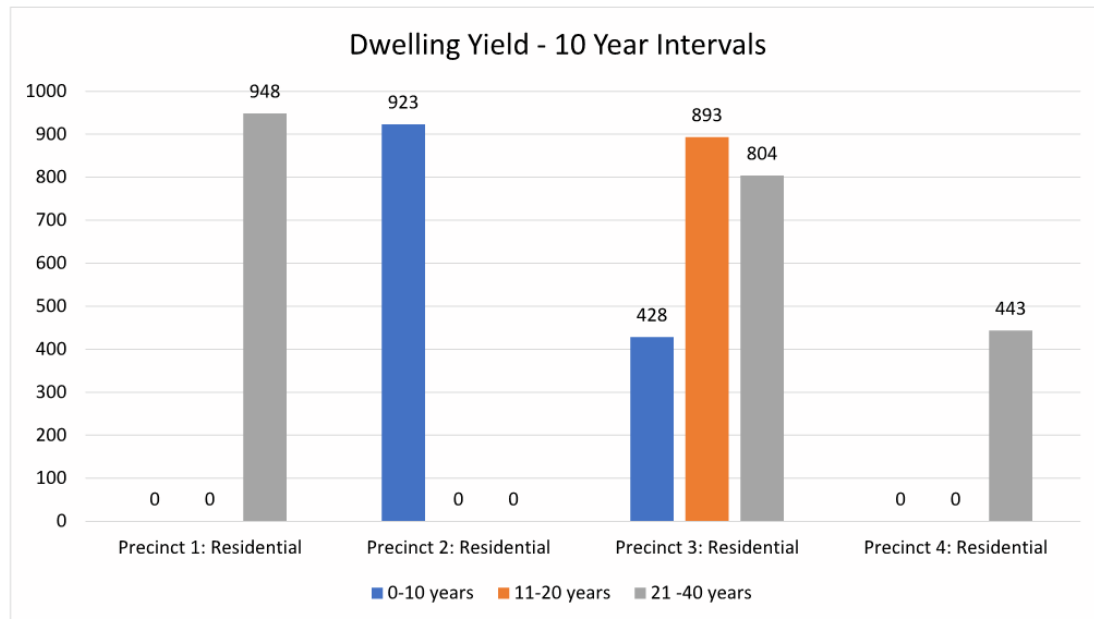
The appropriate standard to apply to Jandakot/Treeby should recognise local nuances and the potential size discrepancies associated with each functional hierarchy. Additional planning work undertaken subsequent to the development of the Classification Framework for Public Open Space has identified potential non-compliant issues related to the provision of regional sporting infrastructure which do not accord with the definitions (i.e. land defined as regional by the DPLH/WAPC is generally land acquired under provisions and do not necessarily reflect the size requirements of 20ha and above, as specified in the Framework). Reference will be made in subsequent sections to recognised Standards of Provision adopted by other local governments.

Under the state's Structure Planning Framework advice a DSP provides for the major structural elements, including major roads, open space network, commercial and industrial areas, and environmental conditions leading to the preparation of more detailed Local Structure Plans. Local Structure Plans are to deal with coordination of infrastructure on a neighbourhood or smaller scale. It is generally prepared by a local government or the WAPC who can provide an objective approach to the future staging of development.



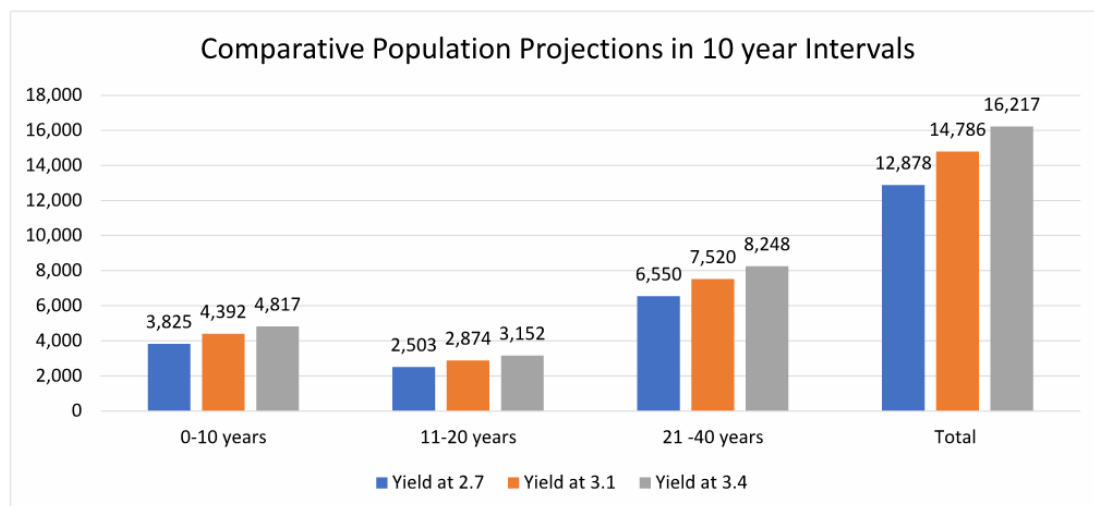
### 3. Population and Growth Implications

The demographic components throughout the planning process has been informed by the demographic profiling provided by the Rowe Group in the supporting planning documentation. The dwelling yield is spread over a forty year period which recognises the fractured nature of the land ownership and staged development for each precinct. It can be seen from this data that Precincts 2 and 3 represent those land areas which are likely to be developed during the initial 0-10 year stages.



**Figure 5: Projected Dwelling Yield (Source: Rowe Group)**

In addition to the above, it is important to understand what the comparative analysis is between the anticipated average persons per household. Figure 6 refers.



**Figure 6: Comparative Population Projection based on persons per household in Ten Year Intervals**

For comparative purposes we have used the Rowe groups projected 2.7 residents per household and compared it to persons per household at 3.1 (realistic projection) and 3.4 (high projection). This takes into account the growth in surrounding suburbs which highlights a higher persons per household average, currently being achieved at approximately 3.1. This provides an alternative approach to the likely ten year growth cycle identified in the Rowe Group supporting documentation which is considered to be conservative.

Suburb	Persons Per Household
Piara Waters	3.2
Harrisdale	3.2
Atwell	3
Aubin Grove	3.1
Hammond Park	2.9
Southern River	3.3
Canning Vale	3.1

The implications of achieving a higher persons per household average than that projected within the Rowe Group documentation should be factored into any analysis of the area.

This data does not reflect data provided in REMPLAN which incorporates projections used by the City for the which use the current Australian Bureau of Statistics 2021 Census data as the baseline. This is due to the uncertainty associated with the extent of land which could potentially be developed. The data does however provides reasonable assumptions in relation to age profiling and gender mix to 2046. For the purposes this analysis the age profiling for the broader area of Treeby - Banjup North and Jandakot is used as a useful comparator, in the absence of other detail.

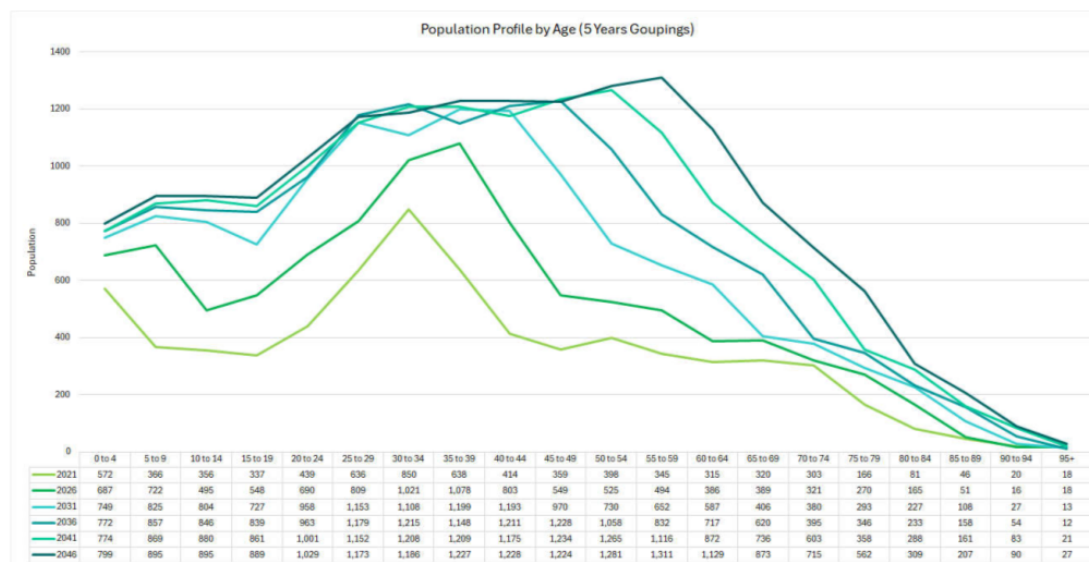


Figure 7: Population Growth Profile for Jandakot and Treeby – Banjup North (Source: REMPLAN)



The demographic profiling indicates the following key elements are likely to be prevalent:

- Between 2021 and 2046 the overall population will increase substantially within the area with a high level of young families/couples in the initial fifteen year period with a relatively youthful age profile, with a relatively high number of young family units (high comparative population peaks at ages 0-4 and 25 to 39). This is generally indicative of a need to provide a range of family support services.
- In 2021, as a percentage of the population, children aged 0-14 represent 18.54% of the population, whereas by 2046 this has decreased to 15.9%. During the same period those over the age of 65 have increased from 13.7% to 16.3% of the population.
- The gradual ageing in place identified is typical of an area which is likely to experience a high influx of new and relatively affordable housing initially and retains a stable population base with low levels of outward migration over time. This indicates a need to provide flexible community infrastructure which can be adapted over time to support older family units and a gradual transition into a greater demand for senior level provision.
- It is also evident that during the initial ten to fifteen year period there is a likely high demand for infrastructure and services which support a fast growing youth and young people community (ages 15 to 29, which will experience significant growth).
- The most dominant age grouping is within the age of 30-34 currently and this will over time extend to between the ages of 25 to 59. This highlights a large number of the community within the typical working age cohort, at different stages of their career and family development pathways. This typically emphasises the need to provide a range of community infrastructure which supports families through their evolution (i.e. sporting facilities and clubs) and a range of social support, meeting and gathering spaces to enable localised events/activities to be undertaken to enhance opportunities for social connectivity.

The REMPLAN data also identifies that between 2021 and 2046, the following changes in household formations are forecast:

- 179.49% increase in Couple family with children
- 166.14% increase in Couple family with no children
- 209.35% increase in One parent family
- 270.00% increase in Other family
- 88.44% increase in Lone person household
- 83.33% increase in Group household
- 75.90% increase in Multiple family

The above data highlights the diverse population mix likely to be experience within the area which is also likely to be replicated in the Jandakot-Treeby DSP. These population dynamics will have an influence of the level of support services and facility infrastructure to meet individual and group service needs. Critical to any emerging growth area is the support required for young families and carers (of all types) together with a range of community activation and social engagement opportunities. This is particularly important to those more marginalised household units (i.e. one parent and lone person households).

## 4. Trends and Benchmarks - Standards of Provision

This section identifies trends in community facility and service provision which provides a summary of key trends and facility development indicators (benchmarks). This has been informed by previous studies and information supplied, industry trend documentation produced by a variety of industry bodies and state government.

### 4.1 Developing Community Infrastructure

The following are key themes across local governments seeking to meet community needs relating to infrastructure provision:

**Table 4: Consistent themes in developing Community Facilities**

Themes	Themes
Hierarchy: Deliver an appropriate level of provision relative to the hierarchy and emerging community need.	Accessibility: Community facilities are to be accessible inclusive and welcoming to attract the broadest usage.
Location: Wherever possible community facilities should be central to their catchment and have a strong profile adjacent to a road frontage and with good connectivity by road and public transport.	Evolving demographic changes: The importance of future proofing to accommodate growth without over providing.
Co-location: Essential to maximise use and secure state / federal grant assistance.	Financial viability: The importance of securing a financially viable outcome having regard to an acceptable level of local government subsidy.
Neighbourhood Centres/Multipurpose Community Centres: Multi-use of infrastructure should be achieved across a diverse range of use groups.	Environmental Sustainability: Community infrastructure should adhere to environmentally sustainable outcomes.
Land allocation: should wherever possible ensure long term development options are protected.	Safety: Facilities should be safe and secure to ensure users and user groups are comfortable.
Integrated Community and Sporting Hubs: Many new developments have a range of aligned services provided in one location including library, sporting facilities, youth precinct and child care. Thematic provision (sports hub, lifelong learning hub, family and children's services hub and health and aged care hubs) is commonplace.	Growing service needs: The increase of new/developing services for the community which are focussed on mental health and personal wellbeing for those members of the community who have the potential to become detached from traditional social groups.
Changing role of Public Libraries: As lifelong learning centres and social gathering spaces. The major challenge is to remain relevant and adaptable to technological change.	New Technology: The community, with advances in technology and services being offered expect a higher quality of infrastructure. They are also more demanding in respect of the services being provided within the facilities while not being willing to pay the realistic market rate.



## 4.2 Current City Standards of Provision

The City of Cockburn have developed a series of internal documents in support of developing community infrastructure. These include:

- Regional Level: There is currently no regional level sporting space within the City. Population Catchment: Attracts visitors from outside the LGA. Size: Variable and can exceed 20ha.
- District sporting space: Must be able to cater to a minimum of 2 x full-size senior AFL ovals, be capable of accommodating 4 x square pitches, and must include 2 x cricket pitches and 4 x cricket nets and 1-2 cricket wickets. Generally within 2km or a 5 minute drive. Size: Typical size >5ha
- Neighbourhood sporting space: Must cater for 1 x full-size senior AFL oval, be capable of accommodating 2 x square pitches, plus 2 x cricket nets and 1 x cricket wicket. Located within 800m or a 10 minute walk of the surrounding community. Size: Typical size 1-5ha.
- Local Open Space: Distance Catchment: Generally within 400m walking distance of homes in the local area. Size: Typical size 0.4-1 ha.
- Hard courts (outdoor) - 2-4
- Floodlighting: Minimum 100 lux, with switching to 50 lux (LED)
- Car parking: 50 bays or 1:3

Appendix 3 identifies a range of LGA Open Space Hierarchy to ensure that the POS provision is founded on sound planning considerations and benchmarked against other local government areas. This agreed standard of provision is advocated and complies broadly with advice contained within SPP3.6. The above is consistent with the approach of many local governments seeking to deliver clear guidance on the expectations of any developer.

In addition Appendix 4 provides comparative LGA building dimensions guidelines produced by three local governments who are at the forefront of social infrastructure and community facility development. Reference is made to a range of community centres and sports facilities (pavilions) to ensure that the spatial components and extent of floor area for the built infrastructure is clearly understood and meet the tests under SPP3.6.

The City of Cockburn have previously established broad parameters against which new facility infrastructure will be developed. These have been benchmarked against comparable local governments and in the case of sporting pavilions/clubhouses have been benchmarked against State Sporting Associations (SSA) Preferred Facility Standards against which functionality can be determined to support the spatial components identified. These are not definitive solutions but to assist in understanding functionality and relationship requirements for sport and recreation facilities. Appendix 5 references the building guidelines in detail, the most pertinent of which (for clubroom/pavilions and community centres) are summarised in the tables below:

**Table 5: Current City of Cockburn Facility Requirements for Sporting Pavilions/Clubrooms**

Functional Area	District Clubroom Facility	Neighbourhood Clubroom Facility
Function room	100m <sup>2</sup>	100m <sup>2</sup>
Furniture store	1:4	1:4
Function room kitchen	25m <sup>2</sup>	20m <sup>2</sup>
Administration room	20m <sup>2</sup>	8m <sup>2</sup>
Internal access toilets (male and female)	Yes	Yes
Internal UAT	Yes	Yes

External UAT	7m <sup>2</sup> (on automated timer system)	6m <sup>2</sup> (on automated timer system)
Changeroom (gender neutral)	Two to Four x 50-60m <sup>2</sup> (4 showers, 3 toilets and 2 x hand basins)	Two x 50-55m <sup>2</sup> (3 showers, 2 toilets and hand basins)
Umpire room	10m <sup>2</sup> (two showers and toilets)	8m <sup>2</sup> (one shower and toilet)
First aid room	10m <sup>2</sup>	10m <sup>2</sup>
External sports group store room	20-3m <sup>2</sup> per sporting group	20m <sup>2</sup> per sporting group
Cleaners room	5m <sup>2</sup>	5m <sup>2</sup>
Bin store	10-15m <sup>2</sup>	10m <sup>2</sup>
Undercover viewing area	Yes	Yes
Parking	80 or 1:3 bays	50 or 1:3 bays

Table 6: Current City of Cockburn Facility Components for District and Neighbourhood Community Facilities

Functional Area	District Community Centre	Neighbourhood Community Centre
Function room	200m <sup>2</sup>	110-120m <sup>2</sup>
Furniture store	Two @ 1:4	Two @ 1:4
Function kitchen	15-20m <sup>2</sup>	10-15m <sup>2</sup>
Activity room (major)	100-120m <sup>2</sup>	90-100m <sup>2</sup>
Activity room (minor)	25-35m <sup>2</sup> (no more than two)	Nil
Internal community group store room	30m <sup>2</sup> caged	20m <sup>2</sup> caged
Activity Room Store	Nil	8m <sup>2</sup>
Furniture store	2 @ 1:4 ratio	2 @ 1:4 ratio
Resident's Association Storage	5-8m <sup>2</sup>	5-8m <sup>2</sup>
Meeting room	15-20m <sup>2</sup>	Nil
IT / CCTV / Communications room	Yes	Yes
Internal access toilets	Yes	Yes
External UAT	5-6m <sup>2</sup> (if at a park)	5-6m <sup>2</sup> (if at a park)
Cleaners room	3-5m <sup>2</sup>	3-5m <sup>2</sup>
Bin store	10-15m <sup>2</sup>	5-10m <sup>2</sup>
Outdoor play area	100m <sup>2</sup>	100m <sup>2</sup>
Plant room	Yes	Yes
Parking	1:3	1:3

The identification of approximate spatial requirements of different facility types assist in establishing the costings of any infrastructure identified as being required to service the future residents of the Jandakot-Treeby.



## 5. Establishing Need

It is important to understand the likely community, sport and recreation needs required to service the Jandakot/Treeby DSP area. This requires a comparative analysis to be undertaken and assessment of the current level of provision, together with those, facilities likely to be impacted on in neighbouring suburbs local governments. The needs assessment process considers a range of elements:

- Catchment Mapping of existing and future community facilities and sporting spaces.
- An assessment of facility provision against the Parks and Leisure Australia (WA) Community Facility Guidelines.
- Reference to previous State Sporting Association Strategic Plans and advice.
- Likely participation levels for a range of infrastructure based on current (Ausplay April 2025) participation rates across a range of services.
- An assessment of pitch, oval and court generation based on those sports with the highest participation rates within WA (utilising Ausplay participation data).

It is to be stressed that there is no one assessment process which can determine need as there will be significant local circumstances that impact on accessibility to infrastructure and age profiling within a given locale. It is also to be noted that the Ausplay data is a participation rate relative to facility accessibility (i.e. an average participation rate across the state for sport and recreational activity, organised sport and venue based sport). It therefore provides an indicative status of play in each sport and recreational activity which needs to be reviewed regularly as new infrastructure is developed and expanded programs are delivered. Overall the outputs, when combined provide a realistic analysis of the need within the City of Cockburn.

### 5.1 Catchment Mapping, Current and Future Facilities

Appendix 6 identifies the sporting ovals and other sporting infrastructure within close proximity to the Jandakot/Treeby DSP site. This incorporates plans from the City CIP for:

- Existing Sporting Reserves with 800m Neighbourhood, 2km District Catchments and 10km Regional Catchments.
- Proposed Sporting Reserves with 800m Neighbourhood, 2km District Catchments and 10km Regional Catchments.
- Existing Community Centres with broad 1km Neighbourhood and 6km District Catchments.
- Proposed Community Centres with broad 1km Neighbourhood and 6km District Catchments.

The plans confirm that the Jandakot/Treeby DSP is not serviced by any district level sporting reserve. The only district level facility within close proximity being Atwell Reserve, the catchment of which is significantly south of Treeby Reserve. Of the neighbourhood reserves Treeby Reserve is within close proximity but services its immediate local community and will have little to no servicing capability for the DSP area. Meller Park, Anning Park and Legacy Park (the latter of which has limited capability and is only an occasional sporting space) are all located to the west of the freeway and have no serviceable capability for the DSP area. Prinsep Park and Treeby East POS are identified as proposed sporting reserves at a neighbourhood level and, while located on the eastern side of the freeway, Prinsep Park has a marginal overlapping catchment with the DSP Area (Precinct 1 and 4), and Treeby Reserve has no overlapping catchment with the DSP area (based on applying an 800m walkable catchment). It is to be noted that the area is not serviced by a district level sporting space

The plans also confirm that all existing community centres are located to the west of the freeway with only Treeby Community and Sports Centre and Atwell Community Centre servicing a 6km district level capability

which would provide a level of servicing to the DSP area. The future Bibra Lake Community Centre and Jandakot Hall, as future district level facilities will provide a servicing potential but the freeway and rail line barrier is likely to inhibit use by residents east of the freeway.

Additional catchment mapping is undertaken for the sporting reserves on the eastern side of the City, noting that the freeway is a significant barrier to participation. These catchment plans were undertaken on the basis of drive time catchments for sporting infrastructure to further ascertain potential overlapping catchments with the Jandakot Treeby DSP. Typically a catchment of a five minute drive time is reflective of a district level facility (equating to a 2km distance catchment in an urban context). These do not reflect facilities deemed to have a catchment of over five minutes which within the City include:

- Cockburn ARC – Regional Aquatic and Recreation Centre and Victor George Kailis Oval which is used for AFL by the Fremantle Dockers (1 x Oval in Private use)
- Malabar Park – Regional BMX Track
- Coogee Beach Surf Life Saving Club – Regional Surf Life Saving Facility (integrated community hub)
- Cockburn Fremantle Hockey Club (operating at Lakelands Hockey and Sporting Facility) – Regional level hockey turf (which also includes one oval for general community use).
- Success Regional Sport and Community Facility – servicing the needs of rugby union and as the main Association level competition base across the City.

All of the above facilities will provide for a regional catchment but will not offset the need for district and neighbourhood level provision which are required to be located in close proximity to the community they service.

The existing sporting infrastructure included in the assessment is identified at Table 7 below:

**Table 7: Existing Sporting Reserves within close proximity of the Jandakot/Treeby DSP**

Facility	Sport	Provision	Servicing Catchment
Frankland Park	Football	2 x Oval	District – no impact on the DSP area
Aubin Grove Reserve	T-ball, Soccer (Junior), Softball (Junior and Senior)	Diamond and Pitches	Neighbourhood - no impact on the DSP area
Botany Park	Football (Junior) Little Athletics	1 x Oval	Neighbourhood - no impact on the DSP area
Success Sporting Reserve	Rugby (Junior and Senior) Netball (Junior and Senior) Touch	22 Netball Courts and 3 x rugby pitches	Regional – services the competition netball and rugby needs of the DSP area.
Atwell Reserve	Football (Junior and Senior) Cricket (Junior and Senior)	2 x Oval	District – no impact on the DSP area
Anning Park	Football (Senior), Cricket, Tennis	1 x Oval	Neighbourhood - no impact on the DSP area
Lakelands Hockey and Sporting Facility	Cricket (Junior and Senior), Touch, Hockey	1 x oval and 1 x Synthetic Turf	Regional – services the competition hockey needs of the DSP area.
Treeby Reserve	Rugby League and Touch	2 x rectangular pitches	Neighbourhood – limited to no impact on the DSP area.
Jan Hammond Park	AFL, soccer	AFL goalposts and soccer goals. Space suitable only for junior training sessions.	Neighbourhood - no impact on the DSP area.



In assessing the above, it is also to be noted that the Canning Vale Regional Open Space which is to be developed to the northeast of Jandakot Airport and in the process of being developed following funding from state government will provide a potential resource which residents of the Jandakot/Treeby DSP area would potentially benefit. The land, which lies within the jurisdiction of the City of Canning will however be beyond the 5 minute drive catchment and the airport precinct, will act as a significant access inhibitor between the DSP area and the developing site.

## 5.2 Parks and Leisure Australia Community Facility Guidelines Assessment

Appendix 7 references the PLA Community Facility Guidelines (CFG) and projected need across the DSP area. The projected population numbers reflect those referenced in the Rowe Group Report at an household composition level. The commentary column provides a reference to existing City infrastructure which has a potential impact on provision. The focal point is on district (D) and neighbourhood (N) level provision, not regional level infrastructure which is currently being provided elsewhere. While Appendix 7 contains a full analysis with guideline population parameters, only those community facilities directly relevant to the Jandakot/Treeby DSP area are referenced below.

**Table 8: Projected sporting, recreation and community facility requirements based on Community Facility Guidelines (Source PLAWA CFG)**

Descriptor: Community Infrastructure	Indicative Requirement			Commentary
	Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217	
Multi-functional branch library	0-1 (D)	0-1 (D)	1 (D)	Provision of one district community centre and one neighbourhood centre should be considered.
Neighbourhood Community Centre	1-2	2	2	
District Community Centre	1	1	1	
Youth Centre/Youth Space	0-1	0-1	1	Facility to combine the library service within a district community centre which would service a broader population base beyond the DSP area.
Seniors Centre	0-1	0-1	1	To potentially include combined services for youth centre/ youth space and active seniors rather than independent provision.
Skate Park	1-2 (D) 1-3 (N)	1-2 (D) 1-3 (N)	1-2 (D) 2-3 (N)	Potential combined level of provision within neighbourhood POS/Sporting Space.
BMX dirt track facility	1-3(N)	1-3(N)	2-3(N)	
Amphitheatres	Local Need	Local Need	Local Need	Potential combine an amphitheatre and outdoor meeting places within neighbourhood POS/ district or neighbourhood Sporting Space. Trails and shared use paths to be integrated within the
Outdoor Meeting Place	Local Need	Local Need	Local Need	
Trails (walking, cycling, and bridlepaths)	Local Need	Local Need	Local Need	

Descriptor: Community Infrastructure	Indicative Requirement			Commentary
	Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217	
Cycling facility	Local Need	Local Need	Local Need	DSP area to connect sport and recreational spaces with residential areas. There is no demonstrable need for additional dedicated cycling infrastructure.
District Park	1	1	1	Identification of a District Park should incorporate passive recreational use and if combined with a district sporting space will need to incorporate additional dedicated areas for casual/informal meeting.
Neighbourhood Park	2-3	3	3	
Local Open Space	13	15	16	
Sports Space (to potentially incorporate sports identified below)	2-3	3-4	3-4	The provision of sporting space incorporates those at neighbourhood (single oval and 2 x rectangular pitches) and district level (2 x ovals). Rugby Union and League are currently provided for and no additional provision is necessary. Up to two cricket ovals (combined with 2-4 rectangular soccer pitches) and two AFL ovals (combined with diamond sport provision should be considered).
a) AFL ovals	2	2	2-3	
b) Rugby Union/League	Local Need	Local Need	Local Need	
c) Diamond Sports	1	1	1-2	
d) Soccer pitches	2-3	2-3	2-4	
e) Cricket ovals	1-2	1-2	2	
Multi-use synthetic surfaces	Local Need	Local Need	Local Need	To be combined on sporting spaces.
Netball Courts	2	2-3	2-3	Provision of indoor court space could be provided through access to school sites. Outdoor multi-marked hard courts (x4) should be provided on a district open space as part of a consolidated sporting service offering should be considered.
Basketball Courts (indoor and outdoor)	2	4-5	4-5	
Outdoor, Beach and Indoor Volleyball	Local Need	Local Need	Local Need	
Indoor Volleyball	Local Need	Local Need	Local Need	



Descriptor: Community Infrastructure	Indicative Requirement			Commentary
	Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217	
Tennis (multi surface courts and grass)	1 x 8 court facility (D)	1 x 8 court facility (D)	1 x 8 court facility (D)	The need for a dedicated tennis facility could not be justified and should be incorporated within the above multi-functional hard court facility.
Indoor Sport and Recreation Centre (dry)/Local Government Aquatic Facilities indoor	0 (D)	0 (D)	0-1 (D) - Dry 0-1 (N) - Aquatic	Likely to be adequately provided for with the development of Cockburn ARC which caters for regional aquatic and indoor court infrastructure. Option to access school sites for additional localised indoor court space.
Aerobics/Fitness/ Gym (Local Government)	Local Need	Local Need	Local Need	Likely to be provided by the private/ commercial sector as the community evolves. No demonstrable need for additional local government provision other than outdoor fitness equipment within public open spaces or adjacent to shared use pathways.
Men's Shed / Women's Shed	Local Need	Local Need	Local Need	The City has a policy related to Community Garden's and has one Community Men's Shed. There is no demonstrable need for additional provision within the DSP area.
Community Garden	Local Need	Local Need	Local Need	

### 5.3 State Sporting Association Facility Plans and Advice

The following table identifies the key facility challenges faced by State Sporting Associations relative to the Southern Metropolitan area obtained directly through their published facility plans or through direct consultation with relevant Officers:

**Table 9: Current State Sporting Associations Guidance and Challenges.**

SSA	Key Challenges/Current Provision	Implications
AFL – WA Football Commission	Cockburn is experiencing significant growth and the WAFC have identified the provision of the need for additional ovals within the next 10 years will be required.	A deficit in football oval space will need to be provided as a focal point for future growth.
Soccer – Football West	South West and South East Metro area are recognised as a growth corridor for junior development, female participation growth and clubs.	As the fastest growing competitive sport amongst females, it is likely that further pressure will be placed on access to consolidated club infrastructure, particularly to the east of the freeway.
Hockey WA	The SSA focus is on the future viability of Perth Hockey Stadium which is expanding to a four turf facility and the future viability of existing turfs (including the Lakelands Hockey and Sporting Facility site).	Cockburn Fremantle Hockey club provide the central venue for hockey participation. There is capacity to grow and no additional pitch provision is required.
Rugby League	Focus on ensuring the viability of existing club infrastructure – high potential growth in South and Southeast Metro. With the new NRL franchise slated for 2027 a significant growth is likely to occur in rugby league. There is also a need to find a state training based for the franchise.	The focal point for future growth will continue to be on the developmental pathways for athletes and the financial viability of clubs (Rugby Union at the Success Regional Sporting Facility and Rugby League at Treeby Reserve).
Rugby Union		
Cricket West	The Zonal area is below the Metropolitan Perth venue provision average, below the ground-to-population ratio and all gender player amenity provision.	Additional oval provision will be required to address current under-supply. This could be combined with soccer (summer/winter use).
Diamond Sports	A wish to focus on growing the sport in the south metropolitan Perth which is currently under provided for.	The current lack of diamond infrastructure in the broader sub-regional area is suppressing current participation. This could be provided in association with football ovals (summer/winter use).
Netball WA	A focal point is Success Reserve where the Association have identified a potential two court expansion	The provision of additional netball court infrastructure is unlikely to be required, other than the use of school infrastructure as training facilities.

SSA	Key Challenges/Current Provision	Implications
		Potential for shared access to school provision.
Basketball WA	Based on their population to court ratio formulae of 1 court to service 6,250 residents there is a significant deficit in provision. For Jandakot/Treeby DSP area, this would equate to the need to provide a 2 court indoor facility to service the DSP area.	A high immediate demand due to the compromised level of existing indoor courts space – currently only a four court provision at Wally Hagan Basketball Centre and six court provision at Cockburn ARC. Potential for shared access to school provision.
Volleyball WA	Have expressed there is significant latent demand in the sub-region due to lack of access to indoor court space and beach volleyball. A future focus is on growing their associations and increasing access to indoor court space.	Volleyball typically works within basketball indoor court usage and is often compromised by the lack of access at core times. In isolation it could not justify investment but access to additional indoor court space is to be considered. Potential for shared access to school provision.
Tennis West	Requirement for floodlit tennis courts in the City of Cockburn. Current participation is being suppressed by the lack of access to courts.	Not an immediate priority and an additional club and eight court facility could not be justified in the DSP area. Potential for shared access to school provision for casual play.
Swimming WA	No identified under-provision currently.	Cockburn ARC satisfies the need for regional level aquatic space.
Athletics	Not identified as a priority for future development given the current extent of Little Athletics provision. Current facilities plan does not identify the City as a priority.	Santich Park performs as a district and regional level Little Athletics venue for the City. Potential for shared access to school sites if a need for additional grass provision could be justified.

## 5.4 Projected Pitch, Court and Oval Demand – Organised Sport

In respect of facility provision, all infrastructure should be based on a senior level provision as junior sport often works within a modified version within a senior space. In addition, the majority of junior sport can be accommodated at times prior to senior level training and competition:

- Junior training occurs during weekday evenings typically within a hall or oval/pitch area or outdoor court after school from 4pm to 6pm
- Seniors training occurs post 6pm within a hall or oval/pitch area or outdoor court (which ideally should incorporate floodlighting to a recreational standard relative to their use for either small ball or large ball use)
- Junior competition occurs typically during weekends in the mornings (typically Saturday/Sunday).
- Senior competition typically occurs from midday onwards on Saturdays and Sundays.



The above is not typical of all sports where there is significant junior and senior competition overlap. However, the key determinant of demand is generally access to senior level provision, having regard to the different nuances of the sports related to training and competition time.

One other factor to note is the access to school sites under a shared use agreement will often not provide the level of access desired by clubs/sporting associations. Typically schools will require access at twilight and weekend mornings, which are typically times where access is required by clubs. In addition, schools generally do not have authority to enter into agreements beyond a one to two year time horizon. For oval provision, primary schools are generally developed with a junior oval and provide no value for senior use. Schools therefore should be used as overflow and not a key facility provision meeting all of the clubs/sporting association demands.

To determine playing facility need, a Playing Pitch/Surface Demand Assessment is undertaken for the high participation venue based sports. For each sport, an assessment is made on the likely squad size, number of teams generated based on participation levels, seasonal length, training time and competition time (playing home and away or in the case of netball and basketball, playing only home matches weekly at an Association venue). Each playing space is provided with a capacity value (i.e. for oval use between 26 to 30 hours weekly and rectangular up to 16 hours weekly with hard courts providing between 30 to 40 hours minimum weekly playing time). This provides a broad assessment of demand against current participation rates for the state. The full detail associated with the oval/rectangular pitch/court demand assessment is provided at Appendix 8 and summarised in the tables below. It is to be noted that this only relates to the highest participation sports for adults (ages 15+) and children (ages 0-14). For adults this also incorporates both venue based sports (i.e. where a club facility is used) and activity based sports (which relate purely to the activity and not a venue).

The projected demand for oval/rectangular and court space for both senior and junior use based on low (2.7), realistic (3.1) and high (3.4) persons per household for the Jandakot/Treeby area is provided below for both senior and junior play:

**Table 10: Sporting Infrastructure Needs of Children – ages 0-14**

Sports Participation – Children (Ages 0-15)	Rectangular/Oval Court Pitch Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)
Basketball	1	2	2
Australian football	2	2	2
Football / soccer	2	3	3
Netball	1	1	2
Tennis	1	1	1
Cricket	1	1	1

**Table 11: Sporting Infrastructure Needs based on Venue Based Adult Participation – Ages 15+**

Sports Venue Based – Adults (Ages 15+)	Rectangular/Oval/Court Pitch Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)
Australian football	2	2	2
Netball	3	3	4
Football / soccer	4	5	6
Cricket	1	2	2

Basketball	2	2	2
Hockey	1	1	1
Tennis	4	5	5

Table 12: Sporting Infrastructure Needs based on Adult Sports Activity – Ages 15+

Sports Activity Based – Adults (Ages 15+)	Rectangular/Oval/Court Pitch Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)
Australian football	2	3	3
Netball	3	4	4
Football / soccer	7	8	9
Cricket	2	2	2
Basketball	3	4	4
Hockey	1	1	1
Tennis	8	9	10

Based on the above assessment the following can be deduced:

- AFL demand is for up to two ovals to service the growing community, albeit the activity based projection is for three. Junior play is likely to be accommodated within the current and future projected senior oval space (subject to provision being delivered).
- Netball court demand is for three courts accessible by seniors and one court accessed for junior based activity. This demand could be accommodated on a multi-functional hard court area as part of the district open space/district sporting space. Provision on school sites will invariably offset the junior demand subject to a shared use agreement being reached.
- Soccer/football rectangular pitch demand is for up to eight pitches to service activity based play and a minimum of five for organised sport. This is more than that identified through the CFG assessment process. It is likely that up to four could be provided on cricket ovals being a natural summer and winter sport split. Consideration would need to be given to the potential use of school ovals to offset training and developmental needs if the demand assessment figure is to be realised.
- The level of indoor court provision servicing basketball is identified at between two (Association based) to four (general participation). This demand could be accommodated on a multi-functional hard court area as part of the district open space/district sporting space. Provision on school sites will invariably offset the junior demand subject to a shared use agreement being reached.
- The demand for cricket oval provision is for two ovals. While junior cricket can mainly be provided within senior oval space, there will be a need to ensure that sufficient oval space at school sites are capable of providing for junior overflow provision to avoid competition conflict at weekends.
- The level of tennis court infrastructure servicing clubs is limited within the City and the assessment process identified access to up to nine courts (general activity) but only a five court facility for potential club based use. It is considered that the focus should be on satisfying casual activity which could be accommodated on a multi-functional hard court area as part of the district open space/district sporting space. Access to future court provision on school sites will offset demand for additional court space subject to a shared use agreement being reached.
- The current provision of hockey infrastructure is being met at the Lakelands Sporting Facility. No additional requirement is required.

## 5.5 Highest Participation Sports and Recreational Pursuits

Appendix 8 also provides an overview of current participation rates across a range of sport and recreational activities. It is to be noted that the following are the highest participatory sports based on low (2.7), realistic (3.1) and high (3.4) persons per household for the Jandakot/Treeby area the implications are referenced below:

**Table 13: Top Projected Activity Based Participation Numbers based on low, realistic and high growth scenarios (Source : Ausplay and Population Projections from Rowe Group)**

Recreational Activity and Participation (%)		Projected Participation			Implications
		Low	Realistic	High	
Walking (Rec'l)	47.8%	5,226	6,000	6,581	As the highest participation recreational activity it is critical to ensure accessibility from the main urban areas is provided for City residents. Connectivity within and between the four Precincts to access community, sport, recreation and public open space is a fundamental requirement of the Jandakot Treeby DSP.
Fitness / Gym	31.9%	3,488	4,005	4,392	The likely projected demand will in part be accommodated by Cockburn ARC at a regional level and through private commercial providers. Consideration should be given to the provision of outdoor park fitness/gym equipment.
Bush walking	17.4%	1,902	2,184	2,396	The connectivity between the urban areas and surrounding rural areas and bush forever reserves should be considered as part of the Local Structure Plans.
Swimming	15.5%	1,695	1,946	2,134	The need to develop an additional facility to the service already provided at Cockburn ARC would not be justified.
Running/Jogging	15.4%	1,684	1,933	2,120	The increase in the requirement to service personal fitness should be considered as part of the Local Structure Plans and enhanced dual use path networks.
Athletics, track and field, jogging	1.1%	120	138	151	
Cycling	10.4%	1,137	1,306	1,432	The relatively high level of recreational cyclists further highlights the importance of alignment of dual use path infrastructure both within the DSP and connecting to the adjacent urban areas.
Pilates	6.0%	656	753	826	The provision of Pilates infrastructure is likely to be in high demand as an extension of gym/fitness services provided through a commercial provider.
Football / soccer	5.8%	634	728	799	The demand for soccer pitches should be accommodated within one of the two identified district sports spaces.
Basketball	4.9%	536	615	675	The current participation rate for basketball would indicate that the current court infrastructure available for Association and



Recreational Activity and Participation (%)		Projected Participation			Implications
		Low	Realistic	High	
					public use within the City is deficient but the planned expansion of Cockburn Basketball Association to ten courts and existing six at Cockburn ARC partially addresses the shortfall. The remainder could be accommodated within school sites.
Yoga	4.7%	514	590	647	The provision of yoga and alignment with wellness (including Pilates and gym/fitness) could be a significant element of a community centre service offering or provision locally through private commercial operators.
Australian football	4.4%	481	552	606	The need to cater for future projected growth. AFL, as with soccer is likely to be a significant user locally. Both are winter based sports, therefore require alignment with potential summer uses.

## 5.6 Education Provision

In order to gain an understanding of the potential to undertake shared use with Primary and/or Secondary Schools, City officers met with the Department of Education representatives. The outcomes from the discussions indicated:

- The extent of shared facilities will be limited to ovals and carparking for primary schools only, and will not extend into other built infrastructure (such as pavilions, change rooms, performing arts centres, libraries, etc).
- Current Department of Education design brief for High Schools incorporates one standalone senior oval, fenced off from public access. This will restrict the ability for the potential to co-locate a school oval and an oval provided for community/club use by the City of Cockburn.
- Child safety would be a concern if access to alternative infrastructure (pavilion and changing facilities) were to be provided off-site.
- Any use of facilities within schools (such as performing arts centres and sports halls) are typically dealt with via short-term licences (typically two years) agreed with the school principal. This would not provide unfettered community access at core rehearsal time, which would be a requirement of any community user group.
- The shared use of ovals is undertaken on a case by case basis, but not often provided. The City would not be involved in any design process.

Based on the above feedback it is evident that to secure shared use on school premises (Department of Education developed sites) is unlikely to be practical to meet the needs of the community. It is evident, that where shared use agreements can be reached, that these would provide overflow opportunities, and not deliver suitable dedicated community access at all times required to service identified community need.

## 6. Recommendations

While it is recognised that a DSP focus is on district level provision it is essential that sufficient available land is identified for both district and neighbourhood level infrastructure. To be a functional and viable community, the ability to access local, neighbourhood and district level infrastructure within the DSP area is essential. The most significant facilities identified under this analysis is:

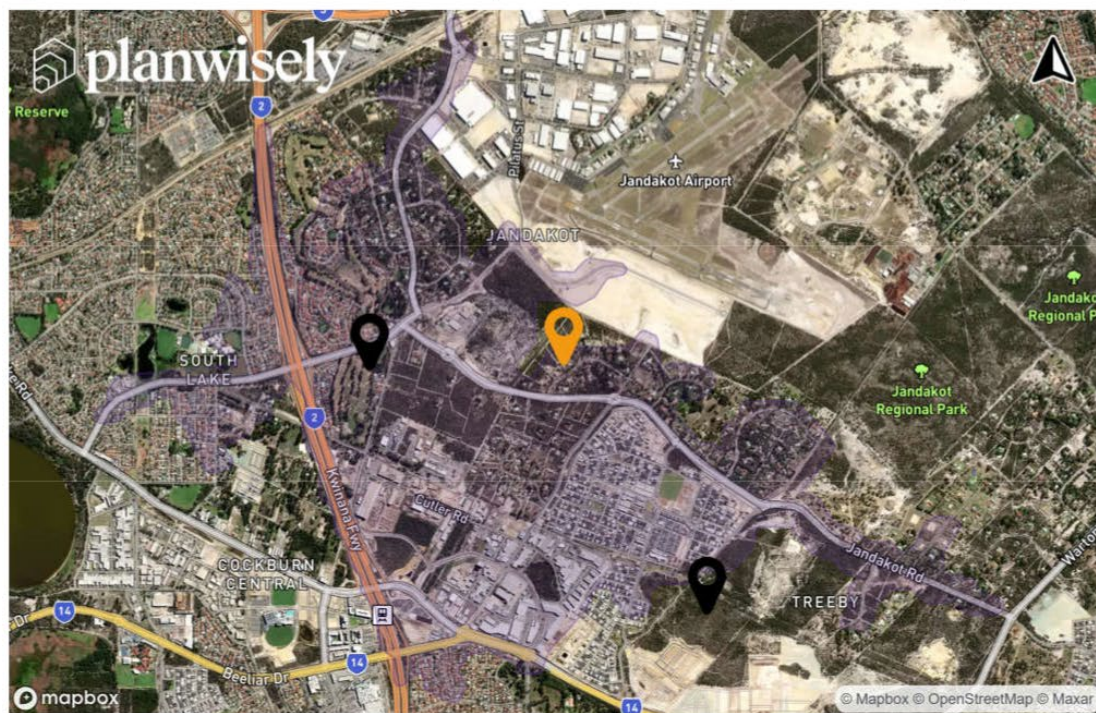
- A minimum of one district level sporting space should be provided (to accommodate a minimum of two ovals – AFL seniors level). This could also perform as a district level POS subject to sufficient space being made available for a full range of community services (i.e. a dedicated space with no inhibitors on use being in excess of 5ha in area). This will need to be operational within or adjacent to Precinct Two and provided during the initial stages of development. This is to be serviced by a pavilion to a district level specification.
- A secondary sporting space to accommodate additional sports, to provide for up to two ovals (cricket) and to be developed within Precinct Three during the later stages of development (between years 10 to 20), subject to the full extent of potential residential development being known.
- A minimum of one multi-functional district level community centre should be considered within the DSP area to facilitate a range of community services incorporating youth, seniors, library outreach and operate as a localised service centre. This could be located adjacent to the district level sporting space. This will need to be operational during the medium phase of development (10 to 20 years) within or adjacent to Precinct Two. This to be a district level specification.
- A minimum of one neighbourhood centre potentially combined with the secondary district/neighbourhood sporting space within Precinct Three by year 20. This to be a minimum of a neighbourhood level specification.
- Trails and shared use paths to be integrated within the DSP area to connect sport and recreational spaces with residential areas. Incorporation of outdoor fitness infrastructure within the POS and adjacent to highly trafficked dual use pathways is also considered to be a critical consideration.
- Shared use agreements to be put in place in advance of indoor and outdoor sports court developments at school sites. This will meet the needs of the main sports court users in addition to a potential local government managed 4 outdoor court provision at the district open space/sporting space.
- Provision of a minimum of two neighbourhood level skate/wheeled sports parks at the sporting reserves/POS.

To Facilitate further discussions an indicative plan is provided overleaf to highlight the district level catchment of Providing the district or neighbourhood level sporting oval facility within Precinct 2 or alternatively within Precinct 3. The sites have been identified based on:

- The ability to service the core population within the DSP area. The development extent and catchment can only be provided based on current road infrastructure and would need testing during the LSP process.
- The land is relatively uninhibited by environmental constraints but within the DSP area.
- Minimal impact on existing sporting infrastructure at Prinsep Park and Treeby Reserve.
- Minimal impact on the land identified for residential development (albeit there will be a loss – tbd)



Figure 8: Area 2 - District Catchment based on potential site location (Aerial-bottom and top)







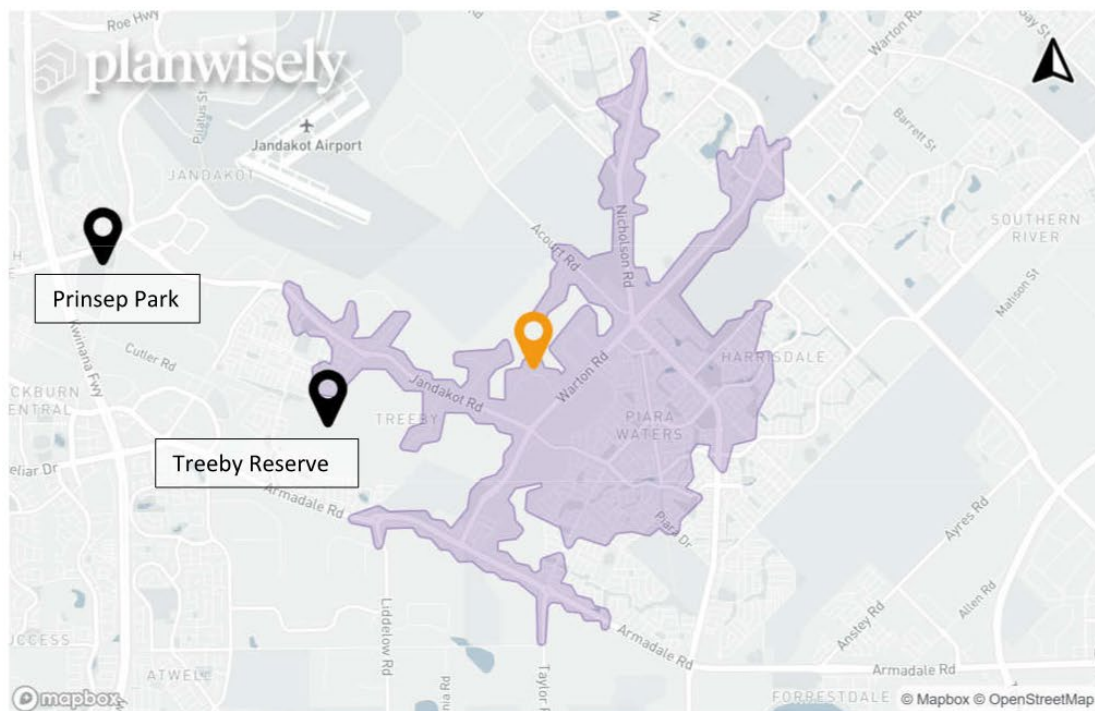


Figure 10: Area 3 - District Catchment based on potential site location (Aerial-bottom and top)

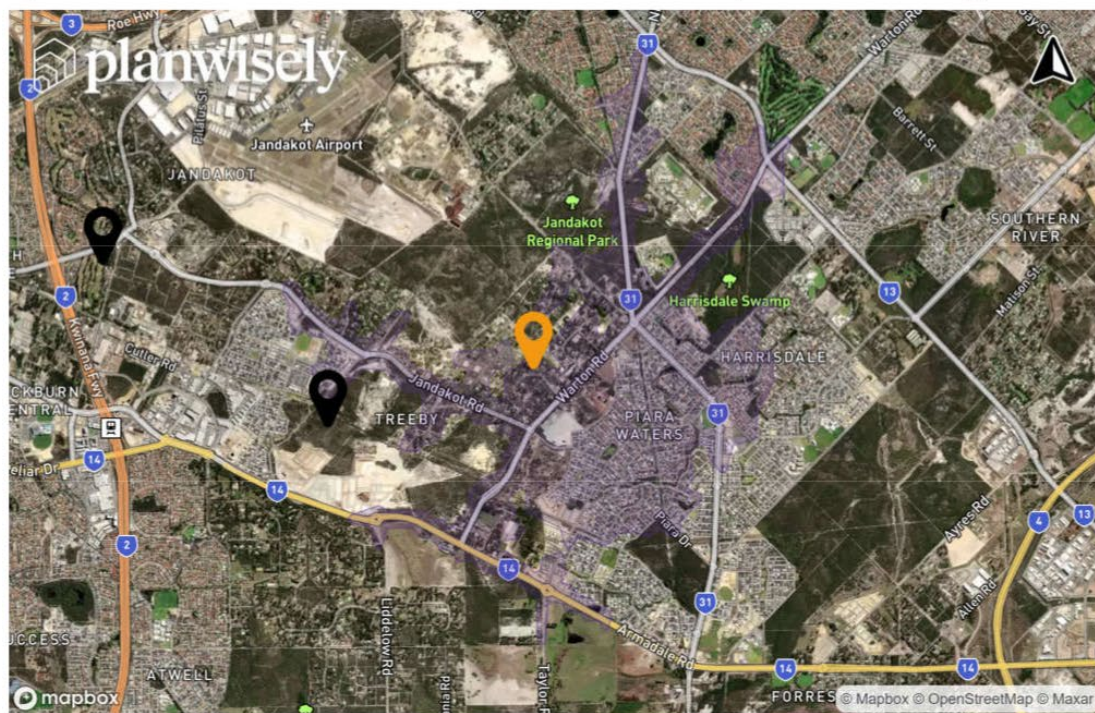






Figure 11: Area 3 - Neighbourhood Catchment based on potential site location (Aerial-bottom and top )





## 7. Appendices

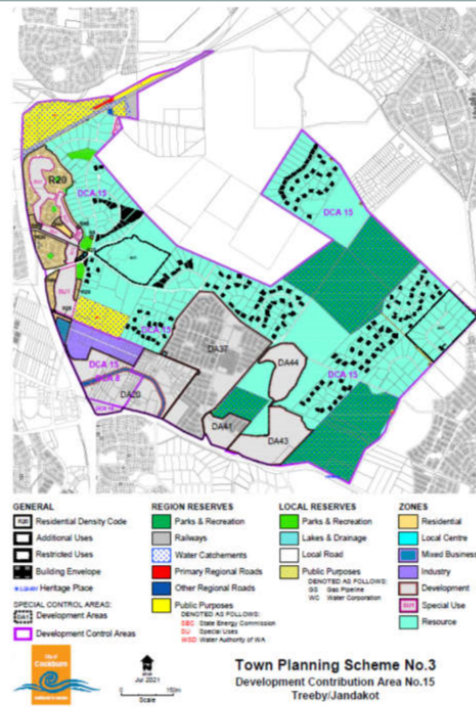
## Appendix 1: Document review

The Table below identifies the key documentation and relevance to the development of the Needs Analysis.

Document	Outputs
City of Cockburn Local Planning Strategy (October 2024)	<p>The Local Planning Strategy (LSP) outlines the city's long-term vision for land use, infrastructure, and development. The strategy serves as a 10-15 year plan addressing housing, employment, business activity, transportation, and public open space. It acts as a blueprint for the new Local Planning Scheme No. 13, replacing Town Planning Scheme No. 3. The strategy was endorsed by the Western Australian Planning Commission (WAPC) in October 2024. In respect of community facilities the LPS references the need to plan for new and upgraded recreational spaces, libraries, and cultural hubs.</p> <p>The LSP identifies the DSP area as an urban expansion area (Planning Area B) and also identifies key challenges requiring further consideration:</p> <ul style="list-style-type: none"> <li>• Protection of groundwater resource, including impact on wetlands;</li> <li>• Protection of environmental and conservation values;</li> <li>• Appropriate protection of the operational needs and viability of the Jandakot Airport;</li> <li>• Ensure new sensitive land uses are not negatively impacted by Jandakot Airport operations; and</li> <li>• management of bushfire risk whilst protecting environmental values.</li> </ul> <p>The LPS also requires a district structure plan should be prepared for the full extent of the urban expansion area to provide a coordinated approach to the subdivision, development and use of land. The actions identify the following requirements:</p> <ul style="list-style-type: none"> <li>• Staging and identification of logical cells for coordinated planning.</li> <li>• Structure plan implementation requirements.</li> <li>• Infrastructure needs and requirements, including community infrastructure.</li> <li>• Network of public open space to meet the recreational needs of the community.</li> <li>• Appropriately sized and located centre to meet the needs of the community, based on a Needs Assessment.</li> <li>• Traffic impact assessment.</li> <li>• Bushfire management, including the provision of a new road connection.</li> <li>• Community benefit.</li> </ul> <p>The principles of development that guide land use planning and decision-making are derived from the State Planning Strategy 2050 and are structured around five key themes:</p>

Document	Outputs
	<ol style="list-style-type: none"> <li>1. Community – Enable diverse, affordable, accessible, and safe communities.</li> <li>2. Economy – Facilitate trade, investment, innovation, employment, and community betterment.</li> <li>3. Environment – Conserve the State’s natural assets through sustainable development.</li> <li>4. Infrastructure – Ensure infrastructure supports development and enhances connectivity.</li> <li>5. Governance – Build community confidence in development processes and practices.</li> </ol> <p><b>Key Takeaways:</b> It is important that the Jandakot/Treeby Urban Expansion Area is developed in accordance with the recently adopted LPS which has been the subject of extensive consultation and review. The principles that have been adopted are current and the level of research to proof the area up are founded on sound planning practices.</p>
Perth and Peel @3.5 million Sub-regional Planning Framework	<p>Perth and Peel@3.5million references expansion areas as requiring investment in transport, utilities, and community facilities to support sustainable development. The South Metropolitan Peel Sub-regional Planning Framework identifies the DSP area as a Planning Investigations Area (PIA) which was to be the subject of further detailed study. While identified as an urban expansion area there were a number of challenges requiring further consideration, including:</p> <ul style="list-style-type: none"> <li>• Impacts on, risks to and the management of, the Jandakot ground water resource;</li> <li>• The protection of significant environmental values;</li> <li>• The effect of aircraft noise from Jandakot Airport on noise-sensitive land uses;</li> <li>• Transport/traffic impacts on the regional road network; and</li> <li>• Bushfire risk.</li> </ul> <p>It states ‘<i>further identification and/or refinement of relevant key social and community infrastructure requirements are possible as part of the review of Planning Investigation areas</i>’. No reference is made to community, sport and recreation facility requirements other than areas outside of the Jandakot-Treeby study area for regional sports facilities.</p> <p><b>Key Takeaways:</b> There is a clear intent through the South Metropolitan Peel Sub-regional Planning Framework to identify PAI’s and ensure that the full extent of development permissible, and social and community infrastructure needs are fully understood prior to any support being provided for the development of land. Given that the development extent is relatively unknown and subject to further technical studies, it is not possible, with a high degree of certainty, to specify the communities needs other than through a broad spectrum of analysis (alternative population growth scenarios). This would necessitate a flexible approach to be adopted by any proponents of development and reviewed as greater certainty of unconstrained land that is provided for community purpose intent (i.e. size, location and functionality).</p>



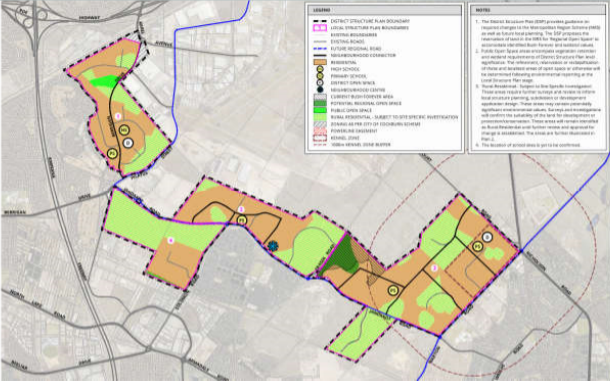

Document	Outputs
Treeby/Jandakot Development Contribution Plan 15 (DCP 15) Report 2024/25	<p>All landowners within DCP 15 shall contribute to community infrastructure to support new development within the Treeby District Structure Plan area. The adopted contribution rate for DCP 15 Treeby is \$1,255.91 and Jandakot \$939.04 per new lot or dwelling. This does not take into account the structure planning areas outside of the previously approved development areas. The plan to the right clearly identifies the majority of the land, the subject of the Jandakot/Treeby proposal as being within a resource zone.</p> <p>The report provides the rationale and justification for the DCP which identifies a series of items including:</p> <ul style="list-style-type: none"> <li>• Treeby East Playing Field: Part of the subdivider's minimum 10% public open space – constructing a multiple use playing field space.</li> <li>• Treeby East Clubrooms: cost of works to construct one single story clubroom building.</li> <li>• \$3,706,379.11 contribution sought (as of 7 February 2025). Detailed elements and proportions.</li> </ul> <p>The plan is to be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate, having regard to the rate of development in the area and the degree of development potential still existing.</p> <p><b>Key Takeaways:</b> The DCP was developed prior to the current proposal for Jandakot/Treeby and prior to the PAI being endorsed. It does not effectively represent a potential increase in lot development as the focal point is for a much reduced urban footprint bordering on rural residential lots which demand a different level of service provision to more intense high density urban development. It is understood that the City will consider removing the DSP area from DCP 15 and create a specific DCP for the DSP area.</p> 
City of Cockburn Community Infrastructure Plan	<p>The Community Infrastructure Plan (CIP) 2024-2041 serves as a strategic framework for the City of Cockburn to plan, prioritise, and deliver essential community infrastructure over the next fifteen years. Its primary role is to ensure that residents have equitable</p>

Document	Outputs
2024-2041 (2024)	<p>access to high-quality services, facilities, and public spaces that contribute to community well-being, social cohesion, and economic development.</p> <p>The CIP is designed to:</p> <ul style="list-style-type: none"><li>• Guide Future Investment by providing a clear, evidence-based plan for major community infrastructure projects that enhance residents’ quality of life.</li><li>• Ensure fair distribution of infrastructure across all suburbs, particularly addressing gaps in growing or underserved areas.</li><li>• Prioritise adaptable, multi-functional, and environmentally sustainable infrastructure to maximise long-term benefits.</li></ul> <p>The plan aligns with the City of Cockburn Strategic Community Plan 2020-2030, which aims to make Cockburn “the best place to be” through accessible, inclusive, and sustainable infrastructure. It supports this vision by guiding long-term investment in public facilities that foster social connection and promote a vibrant, healthy, and safe community.</p> <p>The infrastructure types covered include:</p> <ul style="list-style-type: none"><li>• Community and Recreation Facilities: Libraries, community centres, arts and cultural venues, and sporting facilities.</li><li>• Sporting and Leisure Spaces: Active Public Open Spaces (POS), clubrooms, and specialised sports infrastructure.</li><li>• Trails and Recreation Networks: Expansion of trails and public pathways to encourage active lifestyles.</li></ul> <p>Infrastructure proposals are assessed based on:</p> <ul style="list-style-type: none"><li>• Multi-functional potential</li><li>• Gaps in provision</li><li>• Projected utilisation</li><li>• Alignment with external funding opportunities</li></ul> <p>The plan identifies five key improvement actions:</p> <ol style="list-style-type: none"><li>1. Reviewing standards of provision</li><li>2. Updating facility management policies</li><li>3. Enhancing sports floodlighting standards</li><li>4. Developing a local cultural heritage database</li><li>5. Achieving net-zero sustainability goals</li></ol> <p>Key gaps in provision include:</p> <ul style="list-style-type: none"><li>• Limited access to community centres in growing suburbs such as Treeby and Jandakot.</li></ul>

Document	Outputs
	<ul style="list-style-type: none"> <li>• The need for additional youth-focused spaces to support engagement and social activities.</li> <li>• Insufficient arts and cultural venues to accommodate creative and performance-based activities.</li> <li>• A shortage of sporting fields and clubrooms, particularly in high-growth areas.</li> <li>• Inadequate floodlighting standards for sports facilities, limiting evening use.</li> <li>• Specialised sports infrastructure, such as BMX tracks, extreme sports and tennis courts.</li> <li>• Gaps in trail connectivity, affecting accessibility for walking and cycling.</li> </ul> <p>The CIP outlines 26 major infrastructure projects and five planning studies. In respect of Jandakot and Treeby the plan focuses on infrastructure development and upgrades to support the growing community. Key priorities include:</p> <ul style="list-style-type: none"> <li>• Aligning with the Treeby/Jandakot Development Contribution Plan 15 (DCP 15), which details funding and cost-sharing for new and upgraded infrastructure.</li> <li>• Treeby Community and Sports Centre – A completed project providing essential community and recreational facilities.</li> </ul> <p>The plan also references the Western Australian Government designating approximately 600 hectares in Jandakot-Treeby for future urban development, which is expected to deliver around 9,000 new dwellings. Treeby is identified as a key growth area due to new residential developments where urban expansion is likely to require new infrastructure to support projected population growth.</p> <p><b>Key Takeaways:</b> The infrastructure plan as with DCP15 was developed prior to the current proposal for Jandakot/Treeby endorsement of the land for development. It does not therefore incorporate projected population growth, having relied on existing data as there was no clear understanding of what density the land could produce. This remains the case due to the amount of technical research necessary to proof the land up for development and the willingness of individual landowners to support future intense urban growth.</p>
Draft Jandakot-Treeby District Structure Plan – Parts 1 and 2	<p>The draft DSP applies to approximately 580 hectares of land (278 freehold lots predominantly rural-residential also including kennels, catteries and a former sand quarry). The DSP area is generally zoned Rural – Water Protection in the MRS and Resource in LPS 3.</p> <p>The plan incorporates the following structural elements:</p> <ul style="list-style-type: none"> <li>• 280 hectares of residential land (It is intended that the development of the land will deliver approximately 4,400 residential lots housing approximately 12,000 people) but the full extent of development is unknown due to the environmental constraints and fragmented land ownership).</li> <li>• 190 hectares of rural-residential land (subject to further site-specific investigation).</li> </ul>



Document	Outputs
	<ul style="list-style-type: none"> <li>• 11.4 hectares of Parks and Recreation reservation, 7 hectares of district open space (2 x District Sporting Ovals) and 4.2 hectares of local public open space.</li> <li>• 31.2 hectares of land for mixed business/service commercial development.</li> <li>• Four primary school sites (Precinct 1 x1, Precinct 2 x1 and Precinct 3 x2) and one high school site (Precinct 1 x1).</li> <li>• A 5 hectare neighbourhood centre (Precinct 2 x1).</li> <li>• Arterial and local road connections.</li> </ul> <p>The draft DSP is centred around four (indicative) local structure plan precincts based on geographic layout and land ownership, with a staged approach to development based on landownership coordination and site constraints. Precinct 1: North-West is 112 hectares of land across a total of 85 lots (a later development area). Precinct 2: Central, north of Jandakot Road is 126 hectares of land across a total of 66 lots (first development area anticipated to occur in the next 5 years), and Precinct 3: East is 98 hectares of land across a total of 40 lots, west of Fraser Road (part of which is identified as the first stage of development anticipated to occur in the next 5 years). Precinct 4: South-West is 218 hectares of land across a total of 87 lots ranging from 2ha to 12ha in size (a later development stage). The DSP area with associated Precincts denoted is provided overleaf and has emerged from the following process:</p> <ul style="list-style-type: none"> <li>• 2017 MRS Amendment Lodged for Lot 120: Perth and Peel @3.5m – This confirmed the ‘Planning Investigation Area’ (PIA)</li> <li>• 2019 MRS Amendment Lot 120 – additional information was provided to support the amendment.</li> <li>• 2022 MRS Amendment was lodged for ‘Precinct 2’</li> <li>• 2023 August: Perth and Peel @ 3.5m – Jandakot-Treeby PIA was resolved and confirmed as an ‘Urban Expansion Area’ and in September of the same year at the WAPC/ DPLH Meeting, it was confirmed that there was a need for a high-level DSP</li> </ul> <p>The City of Cockburn had raised concern that it may be necessary to revise (existing) Development Contribution Plans 13 and 15, or draft a new development contribution plan (DCP). In this regard, development within the DSP area would likely generate the need for additional district-level community infrastructure and consideration to cost-sharing arrangements should be identified consistent with State Planning Policy 3.6: Infrastructure Contributions.</p>

Document	Outputs
	<div><div><p>DSP Area</p></div><div><p>DSP Staging</p></div></div> <p><b>Key Takeaways:</b> The DSP is not underpinned by a detailed community infrastructure needs assessment and the fragmented nature of the land ownership, indicates that the consolidated delivery of required community infrastructure will be difficult to achieve. The role of a district structure plan is to identify district-level open space and community facilities required to support the anticipated population and to inform subsequent planning processes. Currently, this aspect has not been fully developed and explored, having regard to land availability, viability of securing a consolidated and functional area for sporting oval provision as a minimum and the commitment from all landowners to commit to its development at a timeline required to meet the needs of emerging residents. Given that the development time horizon and with DCP 13 expiring in 2031 and DCP 15 expiring in 2036, a separate approach to the DSP area is likely to be required.</p>
Draft Jandakot-Treeby District Structure Plan – Technical appendices)	District Water Management Strategy (including Landscape Masterplan): Proposing an open space network of Parks and Recreation purposes. Each local structure plan is required to demonstrate that at least 10 per cent of the gross subdivisible area would be ceded to the Crown for local public open space purposes. Conservation category wetlands (CCW), multiple use wetlands (MUW) and resource enhancement wetlands (REW) are present across the site. Flood storage areas are referenced as potential for being used for recreational purposes for most of the year as these will not be permanently wet and be designed to dry out between rainfall events.

Document	Outputs
	<p>Transport Impact Assessment: Confirms that detailed designs for roads within the DSP area be prepared at the local structure planning stage.</p> <p>Bushfire Management Plan: The DSP Area is mapped as a 'Bushfire Prone Area' and a process for meeting obligations under SPP 3.7 have been addressed.</p> <p>Environmental Assessment Report (including Archaeological and Ethnographic): There are no Aboriginal Cultural Heritage registered sites within the DSP Area. Further investigation of two lodged sites within or in proximity of the DSP Area as potential Aboriginal heritage sites is to be undertaken at the local structure planning stage. There are no known sites of European heritage significance at the state or local levels within the DSP Area.</p> <p>Acoustic Assessment: The assessment demonstrates that the potential impact of noise from road, rail and aviation infrastructure on the DSP Area is manageable and does not present an impediment to urbanisation.</p> <p>Activity Centre &amp; Mixed Business Assessment: There is a forecast need for a Neighbourhood Centre to be provided centrally within the DSP Area based on the following:</p> <ul style="list-style-type: none"> <li>• Implementation of the DSP is expected to result in a population increase from 10,913 in 2023 to 35,095 at build-out.</li> <li>• There is a relatively low level of shop retail and supermarket floorspace provision (both existing and proposed) within the DSP Area.</li> <li>• There is an estimated deficit of close to 9,961 sqm GLA of supermarket floorspace within the DSP Area at build-out</li> </ul> <p>Servicing Report: Identifies that the DSP Area is well suited to urban development, particularly in relation to topography, geology and road access. The DSP Area is located in proximity to existing services infrastructure.</p> <p><b>Key Takeaways:</b> None of the supporting documentation identifies critical issues that will prevent development, but do indicate significant constraints which, subject to detailed research are likely to result in a gradual rationalisation of the viable development area. This will have a detrimental impact on the likely space available for the development of functional space for sport, recreation and community purposes. The most critical consideration relates to the wetland areas and the confirmation of their extent and associated implications related to water management and potential contamination. It is not clear at this early stage in the planning process whether there are measures put in place to safeguard future community infrastructure provision and in particular the use of sporting grounds as flood storage areas.</p>
Community Infrastructure	<p>The report states the assessment has been prepared in accordance with State Planning Policy 3.6 Infrastructure Contributions which defines Community Infrastructure as "infrastructure required for communities and neighbourhoods to function effectively".</p> <ul style="list-style-type: none"> <li>• Maximum levy for community infrastructure contributions is capped at \$5,000 per dwelling (over 10 years)</li> </ul>



Document	Outputs
Needs Assessment (Rowe Group)	<ul style="list-style-type: none"> <li>DSP area is expected to accommodate 4,500 lots (2.7 per dwelling 12,500).</li> <li>Reference is made to the City of Armadale Community Infrastructure Plan. This is currently being reviewed and the City are developing a framework to inform future decision making.</li> <li>The document also references the Parks and Leisure Australia Community Facility Guidelines (2020) and suggests the following requirement: <ul style="list-style-type: none"> <li>2 x 3.5 hectare Sports Space (Senior Oval / multi-purpose sporting space including building and lighting) – to provide for district level provision – 1 x western precinct (Precinct 1 and therefore a later staged development) and 1 x eastern precinct (Precinct 3 which would need to be provided in the first stages of the sites development).</li> <li>In addition to the provision of the two senior ovals, each local structure plan precinct is expected to provide a focal point for community activity and social interaction. No detail is provided on what this will mean and the level of infrastructure to be provided.</li> </ul> </li> </ul> <p><b>Key Takeaways:</b> The community infrastructure needs assessment indicates there is a need for two 3.5 hectare district open space areas in Precincts 1 and 3 and the location of these are to be identified through the local structure planning process. 3.5 hectares does not provide sufficient space to develop district level infrastructure, which as a minimum should be 5 hectares to accommodate 2 ovals and associated pavilion, car parking, landscaping, access and associated run-offs. The commitment in the assessment provides no guarantee that the development of the spaces will occur and neither is there any specific reference to other levels of provision required to service the community (i.e. community buildings for localised activities, arts, culture, libraries, youth, seniors etc.)</p>

## Appendix 2: Demographics

The demographic detail provided below relates to the Jandakot and Treeby-Banjup North. While these are not directly related to the DSP area and projected growth identified by the Rowe Group, they provide an indication of the likely growth pressures and the demographic changes over the period to 2046. They are merely used in the absence of other independent projected growth and to highlight the likely long term implications. It is however to be noted that the development of the Jandakot/Treeby DSP will likely be over a much longer Period due to the fragmented nature of the land ownership.

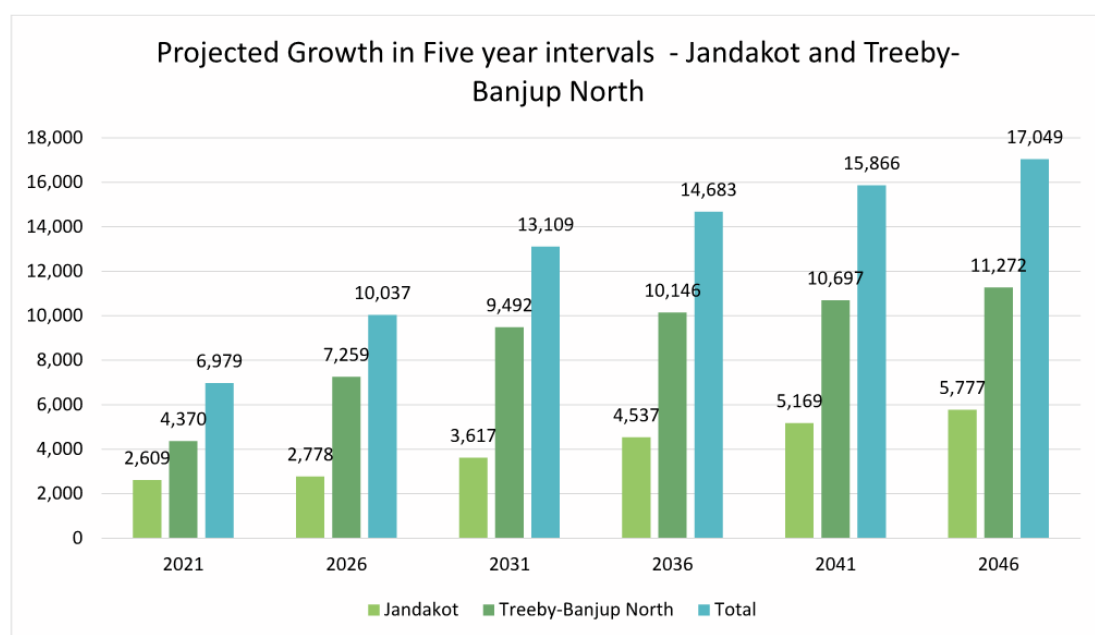


Figure 12: Jandakot and Treeby-Banjup North Population Growth Projections (Source: REMPLAN)

Table 14: Age Profiling for the broader Treeby-Banjup North Population Growth Area (Source: REMPLAN)

Ages	2021	2021	2046	2046	Ages	2021	2021	2046	2046
0 to 4	572	8.2%	799	4.7%	50 to 54	398	5.7%	1281	7.5%
5 to 9	366	5.2%	895	5.2%	55 to 59	345	4.9%	1311	7.7%
10 to 14	356	5.1%	895	5.2%	60 to 64	315	4.5%	1129	6.6%
15 to 19	337	4.8%	889	5.2%	65 to 69	320	4.6%	873	5.1%
20 to 24	439	6.3%	1029	6.0%	70 to 74	303	4.3%	715	4.2%
25 to 29	636	9.1%	1173	6.9%	75 to 79	166	2.4%	562	3.3%
30 to 34	850	12.2%	1186	7.0%	80 to 84	81	1.2%	309	1.8%
35 to 39	638	9.1%	1227	7.2%	85 to 89	46	0.7%	207	1.2%
40 to 44	414	5.9%	1228	7.2%	90 to 94	20	0.3%	90	0.5%
45 to 49	359	5.1%	1224	7.2%	95+	18	0.3%	27	0.2%
					<b>TOTAL</b>	<b>6,979</b>			<b>17,049</b>
					<b>Ages 0-14</b>		<b>18.50%</b>		<b>15.10%</b>
					<b>Ages 15+</b>		<b>91.50%</b>		<b>84.90%</b>

The table outputs been used for the projected pitch generation rates projected to complete development.

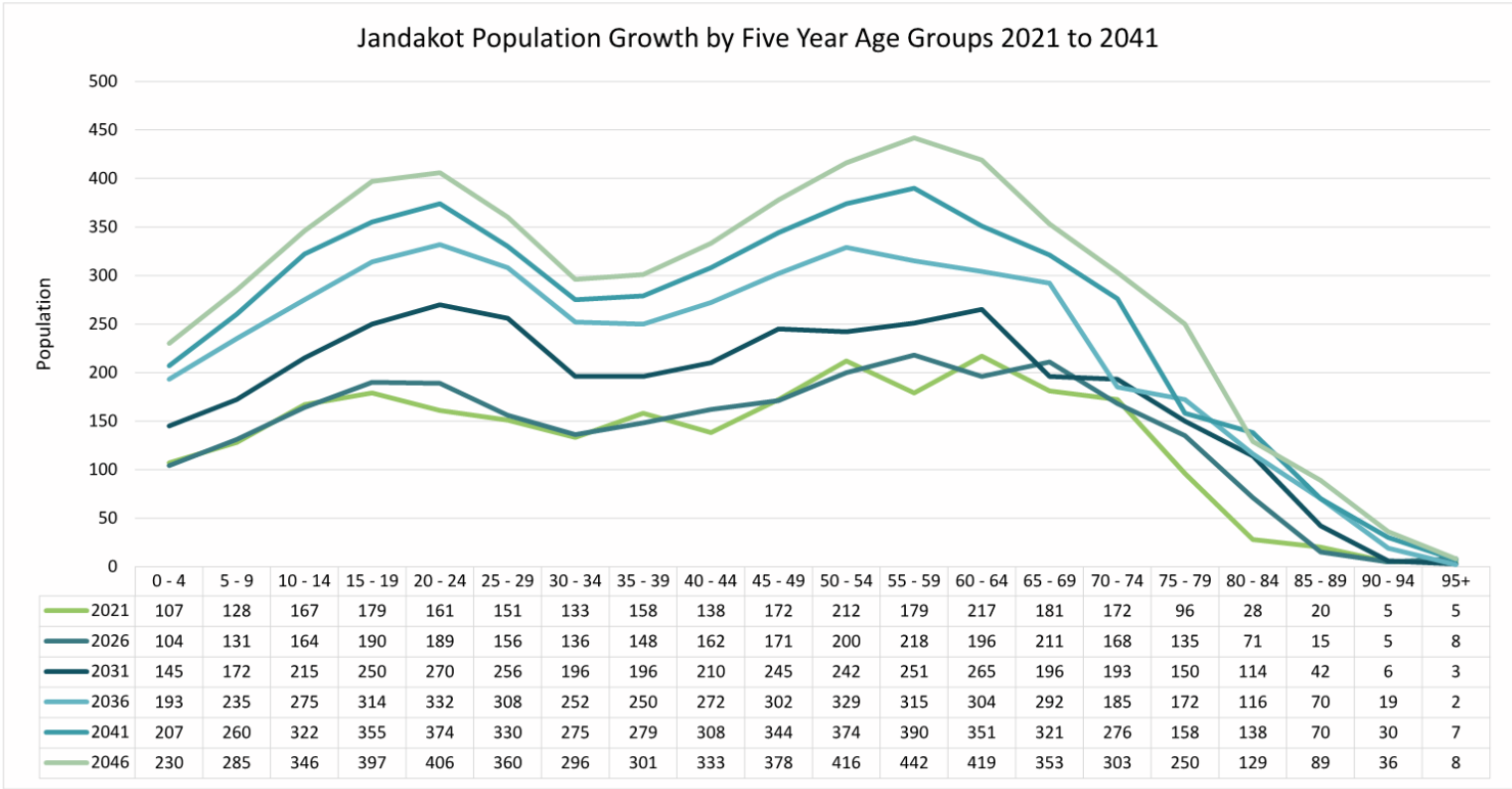


Figure 13: Jandakot Population Growth by Five Year Age Groups 2021 to 2041 (Source: REMPLAN)



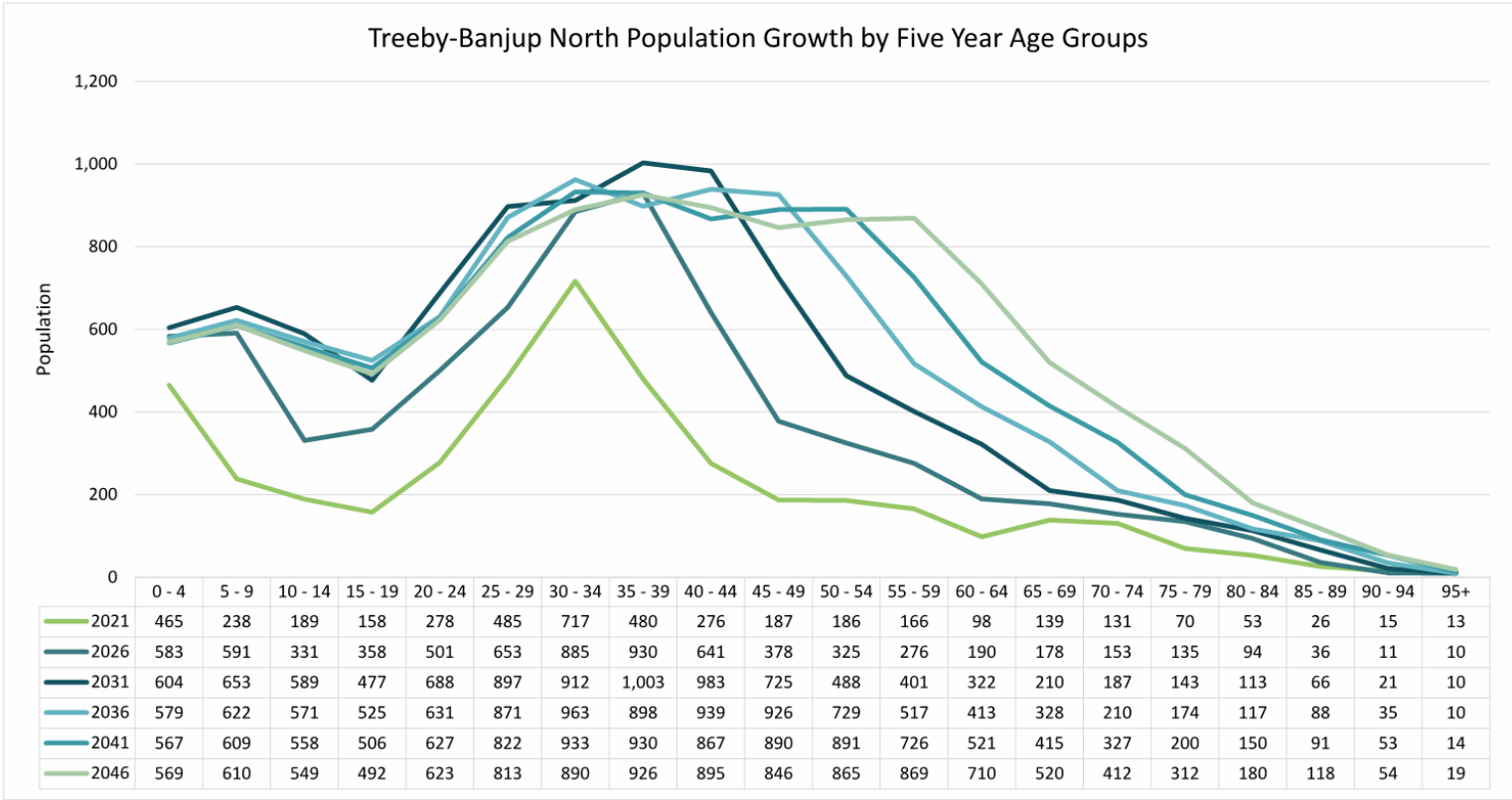


Figure 14: Treeby – Banjup North Population Growth by Five Year Age Groups 2021 to 2041 (Source: REMPLAN)

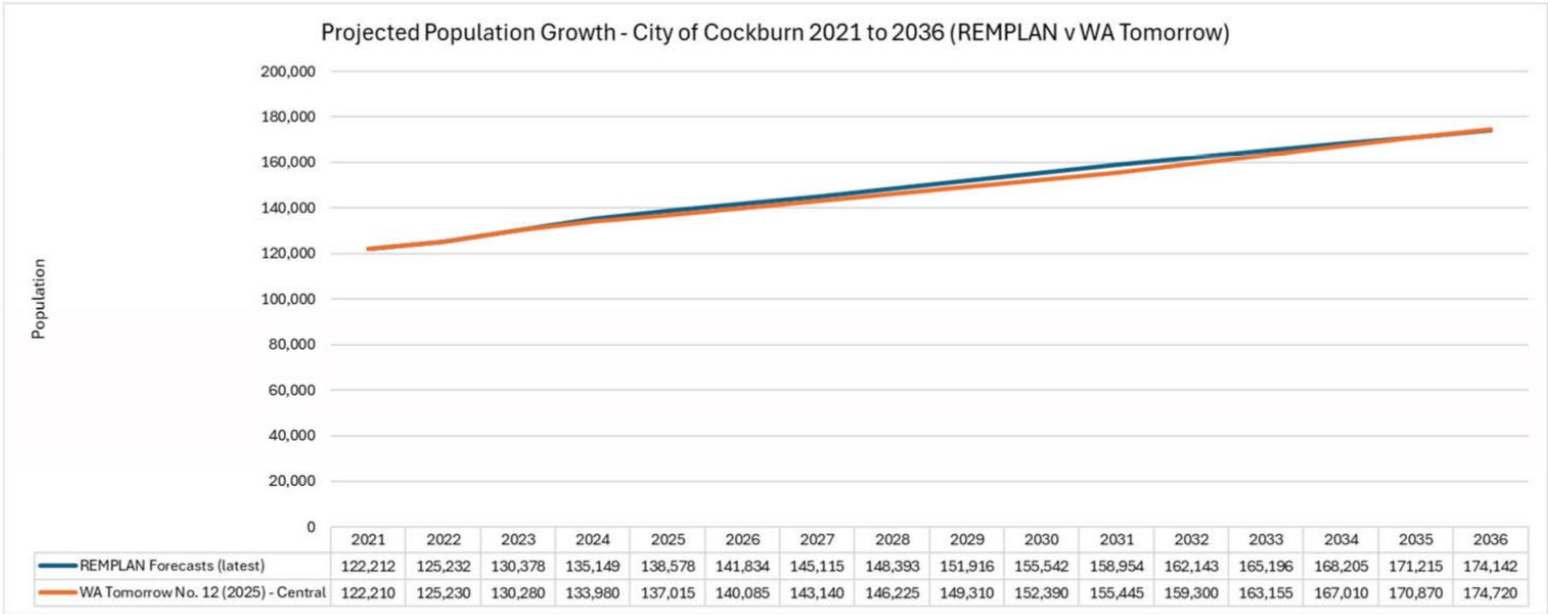


Figure 15: Projected Population Growth - City of Cockburn 2021 to 2036 (REMPAN v WA Tomorrow)

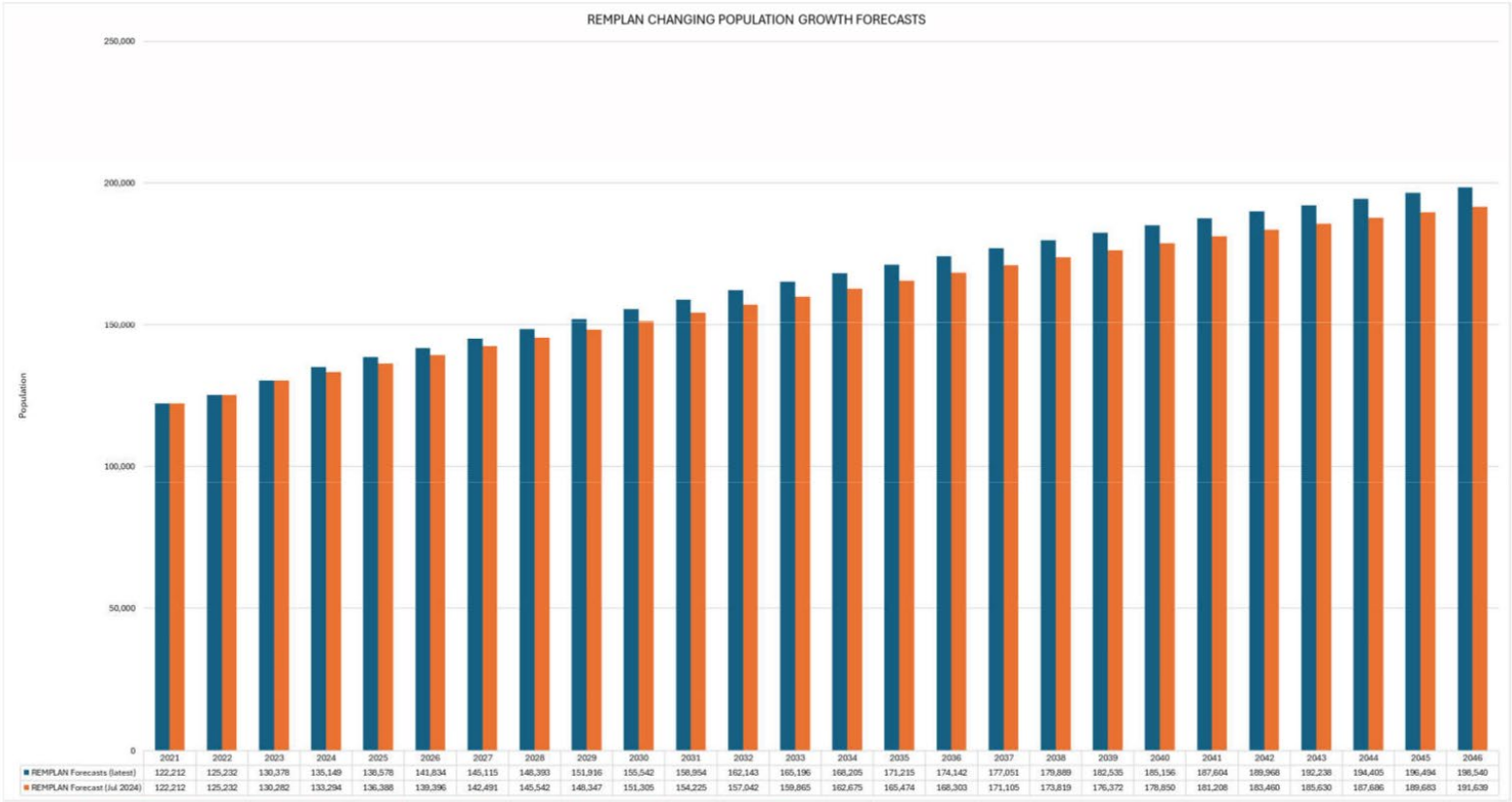


Figure 16: REMPLAN Population Forecasts for the City of Cockburn – Changing Profile



## Appendix 3: LGA Open Space Recreation Provision Standards

Local Government	Hierarchy
City of Armadale	<p><b>Regional Park:</b> Services one or more geographical region/s. Accommodates important Sport and Recreation functions, significant conservation and / or environmental features, biodiversity principles and environmental management goals where possible.</p> <p><b>District Park:</b> Generally 5 to 15ha in size. Primarily used for organised sport with some recreation and / or nature function.</p> <p><b>Neighbourhood Park:</b> Generally 1 to 5ha in size</p> <p>Provides a variety of features including bushland, play infrastructure, sporting infrastructure (if appropriate).</p> <p><b>Local Park:</b> Generally 0.4 ha to 1 ha in size providing a recreation and / or nature function.</p> <p><b>Pocket Park:</b> Less than 0.4ha in size. Most often used as recreation and / or nature space.</p> <p><b>Recreation Spaces:</b> Provide a setting for informal play and physical activity, relaxation and social interaction. These spaces include open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons and squares.</p> <p><b>District OS - Typical Recreation CoA:</b> Size: 2.1ha Form: Square</p> <p><b>Neighbourhood OS - Typical Recreation CoA:</b> Size: 2.4ha Form: Square.</p> <p><b>Local OS - Typical Recreation CoA:</b> Size: 0.8ha Form: Square</p>
City of Bayswater	<p><b>Regional Park - 'Super-sized reserve':</b> The purpose of a regional play space is dependent on specific use. Regional parks and reserves can accommodate important sport or nature functions. Estimated cost: \$120,000+.</p> <p><b>District Park - 'Mix of sport and play':</b> The purpose of a district park is, in most cases, organised sport with some recreation and / or nature function. Size: 5 to 15 hectares. Catchment: 1-2 km walk from home. Estimated cost: \$65,000 to \$120,000.</p> <p><b>Neighbourhood Park - 'Heart of the community'</b></p>

	<p><b>The intended purpose of a neighbourhood park</b> is a medium length visit for community and social activity, such as picnics, dog walking, sport, recreation and play.  <b>Size:</b> 1-5 hectares.  <b>Catchment:</b> 800m walk from home.  <b>Estimated cost:</b> \$65,000 to \$90,000.</p> <p><b>Local Park - 'A place to meet the street'</b>  The purpose of a local park is a short visit for play, recreation, rest or relaxation.  <b>Size:</b> 0.4-1 hectare.  <b>Catchment:</b> 400m walk from home.  <b>Estimated cost:</b> \$50,000 to \$65,000.</p> <p><b>Pocket Park - 'Extension of my backyard'</b>  The purpose of a pocket park is a short visit for rest, relaxation or play.  <b>Size:</b> 0.4 hectares.  <b>Catchment:</b> 300m walk from home.  <b>Estimated cost:</b> \$30,000 to \$50,000.</p>
City of Canning	<p><b>Regional:</b> May accommodate important recreation and organised sport spaces as well as significant conservation and / or environmental features.  <b>Size:</b> Can vary based on function, though they can exceed 20+ ha..  <b>District:</b> Principally designed to provide for organised, formal sport, these are located within two kilometres, or a five-minute drive, of residents. <b>Size:</b> 5 ha to 15+ ha.  <b>Neighbourhood:</b> These serve as the recreational and social focus of a community and are located within 800 m, or a ten-minute walk, of residents.  <b>Size:</b> 1 ha to 5 ha.  <b>Local:</b> Small parklands for passive recreational use for local residents within 400m, or a five-minute walk.  <b>Size:</b> 0.4 ha to 1ha.  <b>Pocket:</b> Serve the local residents.  <b>Size:</b> &lt;0.4ha.</p>
Town of Claremont	<p><b>Recreation Public Open Space Catchment:</b></p> <ul style="list-style-type: none"> <li>- Regional 5km+</li> <li>- District 2-5km</li> <li>- Neighbourhood 800m</li> <li>- Local 400m</li> <li>- Micro 200m</li> </ul>

Town of Cottesloe	<p><b>Regional Park:</b> Large areas of significance to the whole city servicing one or more regions and an attraction for visitors.</p> <p><b>Purpose:</b> 'Super-sized reserve'</p> <p>Recreation, sport or nature that services a variety of activities in multiple areas.</p> <p><b>District Park:</b> Sport &amp; play - Multiple recreation activities, family &amp; community gathering and organised sporting &amp; events.</p> <p><b>Size :</b> 5Ha – 15ha</p> <p><b>Distance catchment:</b> 1-2km from home</p> <p><b>Neighbourhood:</b> 'Our community heart'. Multiple recreation activities, family &amp; social gatherings - intended for longer visits.</p> <p><b>Size:</b> 1Ha - 5Ha in size.</p> <p><b>Distance catchment:</b> 800m walk from home.</p> <p><b>Local Park:</b> Our street meeting place - Basic recreation activities, dog walking, play - intended for short visits.</p> <p><b>Size:</b> 0.4Ha - 1Ha in size.</p> <p><b>Distance catchment:</b> 400m walk from home.</p>
City of Rockingham	<p><b>District:</b> 1:75,000 - 150,000 people. District parks should be provided of approximately 2.5-7 hectares, within 600m-1km of most dwellings, serving three neighbourhoods. These parks must be appropriately sized and shaped to accommodate grassed areas for both formal and informal sport and recreation.</p> <p><b>Sub-district:</b> 1:25,000 - 75,000 people.</p> <p><b>Neighbourhood:</b> 1:15,000 - 25,000 people. Neighbourhood parks should be provided between 3000m2 and 5000m2 or larger, within 400m of most dwellings, serving approximately 600-800 dwellings.</p> <p><b>Local parks</b> should be provided up to 3000m2, within 150-300m of most dwellings. Potential uses include small parks, special purpose parks, children's playgrounds and urban squares.</p>
Shire of Serpentine Jarrahdale	<p><b>Neighbourhood:</b> Approximately 3000-5000m2, serving 600-800 dwellings.</p> <p><b>Local:</b> Up to 3000m2.</p>
Town of Victoria Park	<p>Trails (walking, cycling, and bridlepaths)</p> <p><b>Population Catchment:</b> No established Australian standard. Integrated with tracks and trails (Cycling facility).</p>



## Appendix 4: LGA Building Dimension Guidelines

This section provides an overview of current Standards of Provision across those governments with currently adopted Social Infrastructure / Community Facility Planning documents

### Community Centres

	City of Joondalup	City of Joondalup	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	District / large community centre	Small community centre	District community facilities	Sub-district community facilities	Neighbourhood community facilities	District Community Centre	Neighbourhood Community Centre
Function room	250m <sup>2</sup>	70m <sup>2</sup>	80-300m <sup>2</sup> *	80-250m <sup>2</sup> *	45-200m <sup>2</sup> *	200m <sup>2</sup>	160m <sup>2</sup>
Furniture store	35m <sup>2</sup> or 1:7	10m <sup>2</sup> or 1:7				20m <sup>2</sup>	20m <sup>2</sup>
Function kitchen	25m <sup>2</sup>	25m <sup>2</sup>	30-35m <sup>2</sup>	25-30m <sup>2</sup>	20-25m <sup>2</sup>	60m <sup>2</sup>	60m <sup>2</sup>
Activity room (major)	100m <sup>2</sup> including kitchenette					120m <sup>2</sup>	80m <sup>2</sup>
Activity room (minor)							
Internal community group store room	20m <sup>2</sup> caged						
Furniture store	14m <sup>2</sup> or 1:7						
Administration room / office			20-30m <sup>2</sup>	20m <sup>2</sup>	15-20m <sup>2</sup>	120m <sup>2</sup> *	
Tea preparation area						Two x 4m <sup>2</sup>	4m <sup>2</sup>
Privacy room						12m <sup>2</sup>	12m <sup>2</sup>
Resident's Association Storage							
Playgroup storage	30m <sup>2</sup> internal / external access					20m <sup>2</sup>	20m <sup>2</sup>

	City of Joondalup	City of Joondalup	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	District / large community centre	Small community centre	District community facilities	Sub-district community facilities	Neighbourhood community facilities	District Community Centre	Neighbourhood Community Centre
Meeting room	50m <sup>2</sup> including kitchenette		10-15m <sup>2</sup>	10-15m <sup>2</sup>	10-15m <sup>2</sup>	Two x 40m <sup>2</sup>	Two x 30m <sup>2</sup>
Furniture store	7 or 1:7						
IT / CCTV / Communications room	3m <sup>2</sup>	3m <sup>2</sup>	12m <sup>2</sup>	12m <sup>2</sup>	12m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>
Internal access toilets	Yes	Yes	20-30m <sup>2</sup> each	20-30m <sup>2</sup> each	10-15m <sup>2</sup> each	20m <sup>2</sup> each	30m <sup>2</sup> each
Internal UAT	12m <sup>2</sup> including adult change table	6m <sup>2</sup> including adult change table	12-14m <sup>2</sup>	9m <sup>2</sup>	9m <sup>2</sup>	12m <sup>2</sup>	12m <sup>2</sup>
External UAT							
Internal community group store room	50m <sup>2</sup> caged	30m <sup>2</sup> caged	70-100m <sup>2</sup>	50-70m <sup>2</sup>	40-60m <sup>2</sup>	40m <sup>2</sup>	40m <sup>2</sup>
Cleaners room	Yes		6m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>	10m <sup>2</sup>	10m <sup>2</sup>
Main entrance foyer	Yes						
Bin store	Yes	Yes				20m <sup>2</sup>	20m <sup>2</sup>
Workshop area	Yes	Yes	70-100m <sup>2</sup>	50-70m <sup>2</sup>	45-60m <sup>2</sup>		
Outdoor play area						Yes	Yes
Plant room						10m <sup>2</sup>	10m <sup>2</sup>
Veranda						100m <sup>2</sup>	60m <sup>2</sup>
Parking						50m <sup>2</sup>	30m <sup>2</sup>

## Sports Pavilions

	City of Joondalup	City of Joondalup	City of Joondalup	City of Rockingham	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	Large sporting facility	Small sporting facility	Toilet / change rooms	District sports facilities	Sub-district sports facilities	Neighbourhood sports facilities	Local facilities	District pavilion	Neighbourhood Pavilion
Function room	150m <sup>2</sup>			150-250m <sup>2</sup>	100-200m <sup>2</sup>	90-120m <sup>2</sup>		120m <sup>2</sup>	120m <sup>2</sup>
Furniture store	21m <sup>2</sup> or 1:7			22-37m <sup>2</sup>	15-30m <sup>2</sup>	14-18m <sup>2</sup>		20m <sup>2</sup>	20m <sup>2</sup>
Function room kitchen	25m <sup>2</sup>			20-30m <sup>2</sup>	20-30m <sup>2</sup>	20m <sup>2</sup>		25m <sup>2</sup>	20m <sup>2</sup>
Kitchen dry store	15m <sup>2</sup>	6m <sup>2</sup>						20m <sup>2</sup>	10m <sup>2</sup>
Playgroup storage	30m <sup>2</sup> internal / external access	30m <sup>2</sup> internal / external access						10m <sup>2</sup> internal / external access	10m <sup>2</sup> internal / external access
Administration room				20m <sup>2</sup>	20m <sup>2</sup>	15m <sup>2</sup>			
Club room	50m <sup>2</sup> (including kitchenette)	70m <sup>2</sup>						80m <sup>2</sup>	60m <sup>2</sup>
Kiosk		250m <sup>2</sup>	15m <sup>2</sup>					25m <sup>2</sup>	15m <sup>2</sup>
Meeting room								Two x 30m <sup>2</sup>	Two x 30m <sup>2</sup>
Furniture store	7m <sup>2</sup> or 1:7	10m <sup>2</sup> or 1:7						20m <sup>2</sup>	
IT / CCTV / Communications room	3m <sup>2</sup>	3m <sup>2</sup>		12m <sup>2</sup>	12m <sup>2</sup>	9m <sup>2</sup>		10m <sup>2</sup>	5m <sup>2</sup>



	City of Joondalup	City of Joondalup	City of Joondalup	City of Rockingham	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	Large sporting facility	Small sporting facility	Toilet / change rooms	District sports facilities	Sub-district sports facilities	Neighbourhood sports facilities	Local facilities	District pavilion	Neighbourhood Pavilion
Internal access toilets (male and female)	Yes	Yes	Male: 1 Ambulant pan / 2 urinals / 3 basins. Female: 1 ambulant / 2 pans / 3 basins	20-30m <sup>2</sup> each	20-30m <sup>2</sup> each	15-20m <sup>2</sup> each		25m <sup>2</sup> each	15m <sup>2</sup> each
Internal UAT	12m <sup>2</sup> (including adult change table)	6m <sup>2</sup>		9m <sup>2</sup>	9m <sup>2</sup>	9m <sup>2</sup>		12m <sup>2</sup> with shower	6m <sup>2</sup>
External UAT	6m <sup>2</sup> (on automated timer system)	6m <sup>2</sup> (on automated timer system)	6m <sup>2</sup> (on automated timer system)	8m <sup>2</sup>	8m <sup>2</sup>	8m <sup>2</sup>	8m <sup>2</sup>		
Changeroom (gender neutral)	Two x 35m <sup>2</sup> (not including the wet area – one accessible shower)	Two x 35m <sup>2</sup> (not including the wet area – one accessible shower)	Two x 35m <sup>2</sup> (not including the wet area – one accessible shower)	Two to four x 45-70m <sup>2</sup>	Two to four x 45-70m <sup>2</sup>	Two x 35-56m <sup>2</sup>		Two per senior field x 30m <sup>2</sup> each	Two per senior field x 30m <sup>2</sup> each
Umpire room	Two unisex umpire room with	One unisex umpire room with	One unisex umpire room with	15-30m <sup>2</sup>	15-25m <sup>2</sup>	15-20m <sup>2</sup>		12m <sup>2</sup> (one shower and toilet)	12m <sup>2</sup> (one shower and toilet)

	City of Joondalup	City of Joondalup	City of Joondalup	City of Rockingham	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	Large sporting facility	Small sporting facility	Toilet / change rooms	District sports facilities	Sub-district sports facilities	Neighbourhood sports facilities	Local facilities	District pavilion	Neighbourhood Pavilion
	2 shower cubicles	2 shower cubicles	2 shower cubicles						
First aid room	10m <sup>2</sup>	10m <sup>2</sup>		15m <sup>2</sup>	15m <sup>2</sup>	10m <sup>2</sup>		15m <sup>2</sup>	10m <sup>2</sup>
Internal sports group store room	30m <sup>2</sup> caged	30m <sup>2</sup> caged		22-37m <sup>2</sup>	15-30m <sup>2</sup>	14-18m <sup>2</sup>		50m <sup>2</sup>	40m <sup>2</sup>
External sports group store room	20m <sup>2</sup> per sporting group	20m <sup>2</sup> per sporting group	25m <sup>2</sup>	25-35m <sup>2</sup> per sporting group	20-30m <sup>2</sup>	15-25m <sup>2</sup>	2 x 18m <sup>2</sup>	25m <sup>2</sup> per sporting club	25m <sup>2</sup> per sporting club
Cleaners room	Yes	Yes		6m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>		10m <sup>2</sup>	10m <sup>2</sup>
Bin store	Yes	Yes	Bin wash down area					20m <sup>2</sup>	10m <sup>2</sup>
Undercover viewing area	Yes – minimum depth of 4m			50-75m <sup>2</sup>	50-75m <sup>2</sup>	50m <sup>2</sup>	20m <sup>2</sup>	150m <sup>2</sup>	100m <sup>2</sup>
Plant room				6m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>		10m <sup>2</sup>	
Parking								50m <sup>2</sup> or 1:4	

## Sports Fields

	City of Rockingham	City of Rockingham	City of Rockingham	City of Swan	City of Swan
	District sporting space	Sub-district sporting space	Neighbourhood sporting space	District sporting space	Neighbourhood sporting space
Sports fields	In line with DSR classification framework	In line with DSR classification framework	In line with DSR classification framework	Minimum of 20ha	Minimum of 2.9ha or 3.4ha with a building and car park lot.
Australian football	In line with sport guidelines	In line with sport guidelines	In line with sport guidelines	160m x 130m plus 3m run off	160m x 130m plus 3m run off
Cricket	In line with sport guidelines	In line with sport guidelines	In line with sport guidelines	130m diameter – synthetic wickets	130m diameter – synthetic wickets
Cricket practice nets	4	4	2-4	4	2
Soccer	In line with sport guidelines	In line with sport guidelines	In line with sport guidelines	100m x 64m, plus 3m run off	100m x 64m, plus 3m run off
Rugby union	In line with sport guidelines	In line with sport guidelines	In line with sport guidelines	100m x 68m, plus 10 try area and 3m side run off	100m x 68m, plus 10 try area and 3m side run off
Rugby league	In line with sport guidelines	In line with sport guidelines	In line with sport guidelines	100m x 70m, plus 10 try area and 3m side run off	100m x 70m, plus 10 try area and 3m side run off
Other field sports	Synthetic hockey can be considered			In line with sport guidelines (incl. Synthetic hockey)	In line with sport guidelines
Baseball batting cages				2-4	Not required
Practice pitching mounds				2-4	Not required
Hard courts (outdoor)				As required	As required
Sports floodlighting	Minimum 100 lux, with switching to 50 lux (LED)	Minimum 100 lux, with switching to 50 lux (LED)	Minimum 100 lux, with switching to 50 lux (LED)	100 Lux (LED)	100 Lux (LED)
Parking				1:4	1:4



## Appendix 5: City Facility Building Guidelines – Spatial Considerations

The City of Cockburn have developed a draft set of Community and Recreation Facilities Standards (CRFS). These were initially developed as part of the Community Sport and Recreation Facilities Plan 2018-2033 and the subsequent Community Infrastructure Plan (2024). The CRFS identifies key components and high level design criteria for a range of different facility categories within each level of the community facilities hierarchy. This is to be used as a checklist, but not necessarily prescriptive, as each facility will need to respond to local circumstances and may alter as the growth patterns and physical capability of the development area emerges. These are provided as a guide as they are based on facility components identified by other local governments and informed through reference to current industry guidelines produced by peak bodies of sport. These do not specifically reference libraries, youth facilities, seniors, culture and arts buildings which should be developed to be reflective of local circumstances. In many instances, such infrastructure can be incorporated within the broad community centre specifications:

### Recreation Centres

#### Indoor Sport and Recreation Centre

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Multi-purpose courts	4	2,500	Each court approximately 28m x 15m each with a 2m run off on each side to allow for spectator, substitution, scorers and officials areas. Internal high (9m) ball sports hall that is suitable to accommodate social basketball, indoor soccer, netball, etc. Courts to be laid out to facilitate maximum usage and allow for seating around the outside for court level spectating. Line marking to be guided by current industry standards at the time (DLGSCI Sports Dimensions Guide, SSA's, etc.)
Change rooms	1 x male 1 x female 1 x UAT	TBC	Adequately sized changing and shower facilities located adjacent to the sports courts. Universal access changing space. Compliant with BCA requirements (ambulant toilet facilities). Considerations for gender-neutral/unisex bathrooms – will likely be guided by legislation and policy.
Meeting spaces	1-2	15-20	Can be a shared meeting space. Can be used by staff and hired by community.

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Function space	1	150	Include access to re-heat kitchen facilities.
Furniture store	1	1:4 ratio	Suitable size to service adjacent function space for intended number of tables and chairs. Also able to fit basic cleaning equipment for hirers.
Group Fitness Room	1	250	Suitable for group fitness classes incorporating music, light and stages as appropriate.
Gymnasium	1	600	Large single open plan space to accommodate gym equipment including cardio and free weights as well as fixed style equipment to mirror that provided in the upper end private gymnasium market.
Toilets	1 x male 1 x female 1 x UAT	TBC	Compliant with BCA Requirements. UAT to include baby change and shower facilities. Changing places facilities. Considerations for gender-neutral bathrooms – will likely be guided by legislation and policy.
Café	1	TBC	Centrally located café area designed to accommodate patrons from any part of the facility with direct access off the internal street to allow use by non-facility visitors. Should be capable of serving a wide range of hot and cold food and beverages.
Crèche	1	150	Suitable to accommodate young children supervision during the parent's visit to the facility. Short term supervision only. Include large play area, small kitchen area, child friendly toilets and lockable storage. Desirable connection with outdoor play space, no less than 50m <sup>2</sup> . Reception desk near entrance.
Commercial space	1	250	Provision of space in close proximity to main circulation space to be fitted out by commercial tenant.
Community store	1	5-8	Shelving where appropriate, located in close proximity to hireable meeting rooms and function space.
Foyer & Reception	1	TBC	Single area to accommodate all visitors to the facility.
Administration Office Areas	1-2	TBC	Sufficient office space for operations staff, located in central location/s relevant to the community service areas.
Plant room & comms	1	TBC	Suitable size to accommodate HVAC, communication systems, CCTV equipment and future expansions in terms of smart city requirements.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes.

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
			Liaison with Parks Services required to confirm maintenance requirements and considerations.
Bin store	1	10-15	Suitable size to accommodate waste management requirements for facility size.
Parking	~150 bays		Site dependant. This number may not be achievable.

### *Sporting Reserves*

#### *Neighbourhood Sports Space (approximately 3-4 ha)*

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Sporting Fields	N/A	N/A	Sporting field dimensions and markings to be in accordance with state/national industry standards for relevant sporting code. Generally used as an overflow ground. Must be able to cater to a minimum of 1 x full-size senior AFL oval, be capable of accommodating 2 x square pitches, plus 2 x cricket nets and 1 x cricket wicket.
Hard Courts	2-4	TBC	Multi-purpose courts (tennis, netball, and/or basketball). Fencing around courts.
Sports Floodlighting	N/A	N/A	LED sports floodlighting. Compliance with relevant Australian Standards for the sporting code – competition standard (minimum 100 lux, with switching to 50 lux).
Clubroom buildings	1 x main building	350	See Clubroom specifications below for rooms, dimensions and spatial requirements. Can be co-located with Neighbourhood Community Centre. Alignment to the associated State Sporting Association's guidelines where possible and / or relevant, to ensure facilities meet operational requirements for clubs.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.
Parking	~50 bays		Site dependant. Minimum 1 car bay per 3 occupants. Must comply with Town Planning Scheme.

#### *District Sports Space (approximately 5-10 ha)*



Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Sporting Fields	N/A	N/A	Sporting field dimensions and markings to be in accordance with state/national industry standards for relevant sporting code. Must be able to cater to a minimum of 2 x full-size senior AFL ovals, be capable of accommodating 4 x square pitches, and must include 2 x cricket pitches and 4 x cricket nets and 1-2 cricket wickets.
Hard Courts	6	TBC	Multi-purpose courts (tennis, netball, and/or basketball). Fencing around courts.
Sports Floodlighting	N/A	N/A	LED sports floodlighting. Compliance with relevant Australian Standards for the sporting code – competition standard (minimum 100 lux, with switching to 50 lux).
Clubroom buildings	1 x main building	450	See Clubroom specifications below for rooms, dimensions and spatial requirements. Can be co-located with District Community Centre. Alignment to the associated State Sporting Association's guidelines where possible and / or relevant, to ensure facilities meet operational requirements for local clubs.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.
Parking	~80 bays		Site dependant. Minimum 1 car bay per 3 occupants. Must comply with Town Planning Scheme.

*Regional Sports Space (approximately 15 ha or specialist sports related i.e. synthetic hockey field)*

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Sporting Fields	N/A	N/A	Specialised sports facilities to be considered (i.e. synthetic hockey field, turf cricket wicket, turf practice nets, etc.) Sporting field dimensions and markings to be in accordance with state/national industry standards for relevant sporting code.
Sports Floodlighting	N/A	N/A	LED sports floodlighting. Compliance with relevant Australian Standards for the sporting code – competition standard (minimum 100 lux, with switching to 50 lux).

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Clubroom buildings	1 x main / 1-2 x minor combined		A clubroom specification for regional sports spaces has not been provided in this document as facilities at this level will generally be planned and funded at a federal or state government level. Clubroom facilities to support the required needs of sporting users following needs assessment. Co-location and multi-purpose an overarching principle. Alignment to the associated State Sporting Association's guidelines where possible and / or relevant, to ensure facilities meet operational requirements for clubs.
Path network	1	TBC	Provide access to various recreational areas around the reserve.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.
Parking	TBC		Site dependant. Minimum 1 car bay per 3 occupants. Must comply with Town Planning Scheme.

### Clubrooms

#### Neighbourhood Clubroom Facility (minimum 350m<sup>2</sup>)

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Change rooms (Unisex)	2	50-55	Including wet areas with minimum three partitioned showers with privacy door, two WC's, hand basin, mirror. Sufficient bench space and clothing hooks. Wall space for white board. Privacy wall to obstruct views into change room and wet areas.
External storage	1 (per club)	20	Externally accessible storage for sport related equipment or maintenance equipment (e.g. Line marking). Wash down area with appropriate drainage to be considered where needed.
Umpire's room	1	8	Unisex change room with one partitioned shower with privacy door, one WC, hand basin, mirror.
Kitchen / Kiosk	1	20	<u>Medium-risk level</u> kitchen facility in accordance with AS4674-2004 and Australian New Zealand Food Standards Code (Food Safety Standards). Must include a grease trap, stainless

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
			steel/aluminium bench tops, range hood, electric stove / oven, microwave, single door fridge. External access / servery window. Dry storage space to be included with lockable cupboards.
First Aid	1	10	Configuration and size to be suitable to fit ambulance stretcher through the door and standard massage table. Preference for external door access.
Toilets	TBC	TBC	Compliant with BCA Requirements. UAT to include baby change facilities. Access options should be considered to maximise flexibility, security and level of use (internal / external / hallway).
Cleaner's store	1	5	Wash down area with appropriate drainage, large sink, shelving, lockable cupboard.
Multi-purpose clubroom	1	100	Size to be suitable for level of use / membership of user group. Access to kitchen/kiosk servery, toilets, furniture storage where appropriate.
Veranda	1	TBC	Covered / sheltered veranda for spectators. Overlooking sporting space.
Furniture store	1	1:4 size	Direct access from clubroom. Sufficient space to store furniture relative to size of clubroom.
Administration room	1	8	DESIRABLE – business case required. Office area with desk/bench area and appropriate office storage.
IT / Communications	1	TBC	To include provisions for CCTV, access control, building management system, PV monitoring, NBN, etc.
Utilities / plant room	1	TBC	External access.
Bin store	1	10	Waste management requirements dependent on site and to be determined by Waste Services. Location to be as close to the road as possible, accessible for waste truck. Can be separate structure to clubrooms building if required. Impermeable walls, linked to drainage & wash down facilities.
External Park UAT	1	6	External UAT for park users. Timed lock control system. Stainless steel fittings.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.



*District Clubroom Facility (minimum 450m<sup>2</sup>)*

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Change rooms (Unisex)	2-4	50-60	Including wet areas with minimum four partitioned showers with privacy door, three WC's, 2 hand basins & mirrors. Sufficient bench space and clothing hooks. Wall space for white board. Privacy wall to obstruct views into change room.
Internal storage	1 (per club)	5	Dry storage for club materials such as uniforms, merchandise, or stock.
External storage	1 (per club)	20-30	Externally accessible storage for sport related equipment or maintenance equipment (e.g. Line marking). Wash down area with appropriate drainage to be considered where needed.
Umpire's room	1	10	Unisex change room with 1-2 partitioned showers with privacy doors, 1-2 WC's, 1-2 hand basins & mirrors.
Kitchen / Kiosk	1	25	<u>Medium-risk level</u> kitchen facility in accordance with AS4674-2004 and Australian New Zealand Food Standards Code (Food Safety Standards). Must include a grease trap, stainless steel/aluminium bench tops, range hood, electric stove / oven, microwave, single door fridge. . External access / servery window. Dry storage space to be included with lockable cupboards.
First Aid	1	10	Configuration and size to be suitable to fit ambulance stretcher through the door and standard massage table.
Toilets	TBC	TBC	Compliant with BCA Requirements. UAT to include baby change facilities. Access options should be considered to maximise flexibility, security and level of use (internal / external / hallway).
Cleaner's store	1	5	Wash down area with appropriate drainage, large sink, shelving, lockable cupboard.
Multi-purpose clubroom	1	100	Size to be suitable for level of use / membership of user groups. Access to kitchen/kiosk servery, toilets. Could be co-located with Community Centre function space. Scope to increase size if not co-located.
Veranda	1	TBC	Covered / sheltered veranda for spectators. Overlooking sporting space.
Furniture store	1	1:4 ratio	Direct access from clubroom. Sufficient space to store furniture relative to size of clubroom.
Office space	1	20	DESIRABLE – business case required. Office area with desk/bench area and appropriate office storage.
IT / Communications	1	TBC	To include provisions for CCTV, access control, building management system, PV monitoring, NBN, etc.
Utilities / plant room	1	TBC	External access.
Bin store	1	10-15	Waste management requirements dependent on site and to be determined by Waste Services. Location to be as close to the road as possible, accessible for waste truck. Can be separate

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
			structure to clubrooms building if required. Impermeable walls, linked to drainage & wash down facilities.
External Park UAT	1	7	External UAT for park users. Timed lock control system. Stainless steel fittings.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.

### Community Centres

#### Neighbourhood Community Centre (minimum 300m<sup>2</sup>)

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Function space	1	110-120	100+ person capacity. Must have direct access to a kitchen and furniture store.
Kitchen	1	10-15	<u>Medium-risk level</u> kitchen facility in accordance with AS4674-2004 and Australian New Zealand Food Standards Code (Food Safety Standards). Must include stainless steel/aluminium bench tops, range hood, electric oven, microwave, single door fridge, storage and a wash down area. Re-heat functionality only.
Toilets	TBC	TBC	Compliant with BCA Requirements. UAT to include baby change facilities.
Furniture store	2	1:4 ratio	Suitable size to service adjacent function space for intended number of tables and chairs. Also able to fit basic cleaning equipment for community groups.
Community store	TBC	20	Can be divided into separate lockable spaces.
Activity Room	1	90-100	Direct access to outdoor play area. Must include kitchenette. Access to furniture store. Requires direct access to toilet facilities for parents and children. Separate from main facility toilets.
Activity Room store	1	8	Toy storage area to service the Activity Room.
Outdoor play area	1	100	Enclosed with direct access from one of activity rooms. Access to storage.
Cleaner's store	1	3-5	Wash down area with appropriate drainage, large sink, shelving, lockable cupboard.
Resident's Association Storage	1	5-8	External access. Shelving where appropriate.

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
IT / Communications	1	TBC	To include provisions for CCTV, access control, building management system, PV monitoring, NBN, etc.
Utilities / plant room	1	TBC	External access.
Bin store	1	5-10	Waste management requirements dependent on site and to be determined by Waste Services. Location to be as close to the road as possible, accessible for waste truck. Can be separate structure to clubrooms building if required. Impermeable walls, linked to drainage & wash down facilities.
Parking	~65 bays	1:3 ratio	Site dependant. 1 car bay per 3 occupants. Must comply with Town Planning Scheme requirements.
External Park UAT (if at a park)	1	5-6	External UAT for community use if located at a park. Timed lock control system. Stainless steel fittings.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.

*District Community Centre (minimum 550m<sup>2</sup>)*

Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Function space	1	200	200+ person capacity. Must have direct access to a kitchen and furniture store. If combined with a clubroom facility, consider locating the function space adjacent to the clubroom with divider wall. Size of this space can be reduced if combined with clubroom space.
Kitchen	1	15-20	<u>Medium-risk level</u> kitchen facility in accordance with AS4674-2004 and Australian New Zealand Food Standards Code (Food Safety Standards). Must include a grease trap, stainless steel/aluminium bench tops, commercial range hood, electric stove / oven, microwave, single door fridge/s, freezer/s, storage and wash down areas. Re-heat and some minor cooking functionality.
Toilets	TBC	TBC	Compliant with BCA Requirements. UAT to include baby change facilities. Provision of additional toilet facilities within Activity Room 1 for parents and children.



Functional Space / Design Criteria	Number	Size (m <sup>2</sup> )	Requirements
Furniture store	2	1:4 ratio	Suitable size to service adjacent function space for intended number of tables and chairs. Also able to fit basic cleaning equipment for community groups.
Community store	TBC	30	Can be divided into separate lockable spaces.
Activity Room 1	1	100-120	Direct access to outdoor play area. Must include kitchenette. Access to storage. Direct access to toilet facilities for parents and children.
Activity Rooms	1-2	25-35	Smaller activity spaces for community hire. Consider provision of "wet activity" space with wash down facilities (arts and crafts, painting, etc).
Outdoor play area	1	100-120	Enclosed with direct access from one of activity rooms. Access to storage.
Meeting room	1	15-20	Can be a shared, hireable meeting space with sport groups.
Cleaner's store	1	5-6	Wash down area with appropriate drainage, large sink, shelving, lockable cupboard.
Resident's Association Storage	1	5-8	External access. Shelving where appropriate.
IT / Communications	1	TBC	To include provisions for CCTV, access control, building management system, PV monitoring, NBN, etc.
Utilities / plant room	1	TBC	External access.
Bin store	1	10-15	Waste management requirements dependent on site and to be determined by Waste Services. Location to be as close to the road as possible, accessible for waste truck. Can be separate structure to clubrooms building if required. Impermeable walls, linked to drainage & wash down facilities.
Parking	~120 bays	1:3 ratio	Site dependant. 1 car bay per 3 occupants. Must comply with Town Planning Scheme requirements.
External Park UAT (if at a park)	1	5-6	External UAT for community use if located at a park. Timed lock control system. Stainless steel fittings.
Landscaping	N/A	N/A	Native tree selection. Considerations regarding bore water allocations and availability for irrigation purposes. Liaison with Parks Services required to confirm maintenance requirements and considerations.

Appendix 6: Current Facility Catchments

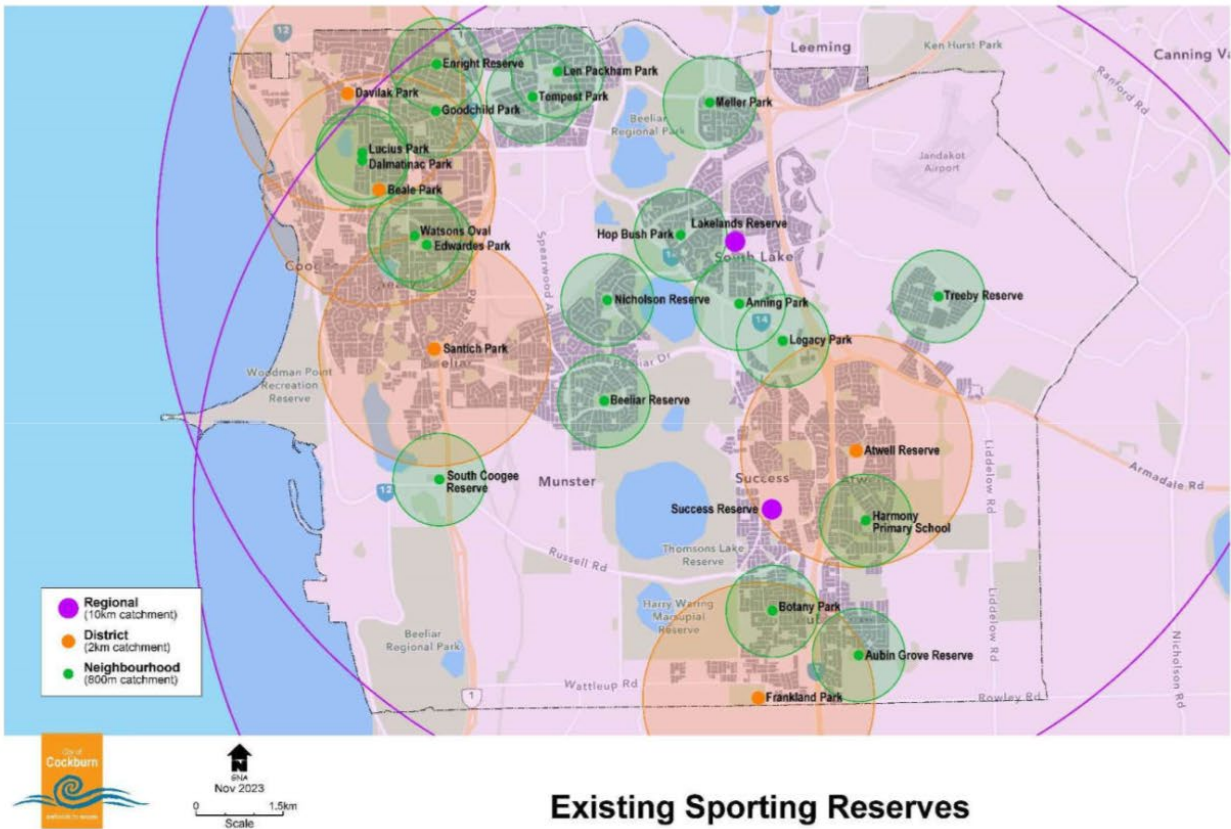


Figure 17: Existing Sporting Reserves with 800m Neighbourhood, 2km District Catchments and 10km Regional Catchment Depicted (Source: City of Cockburn CIP)

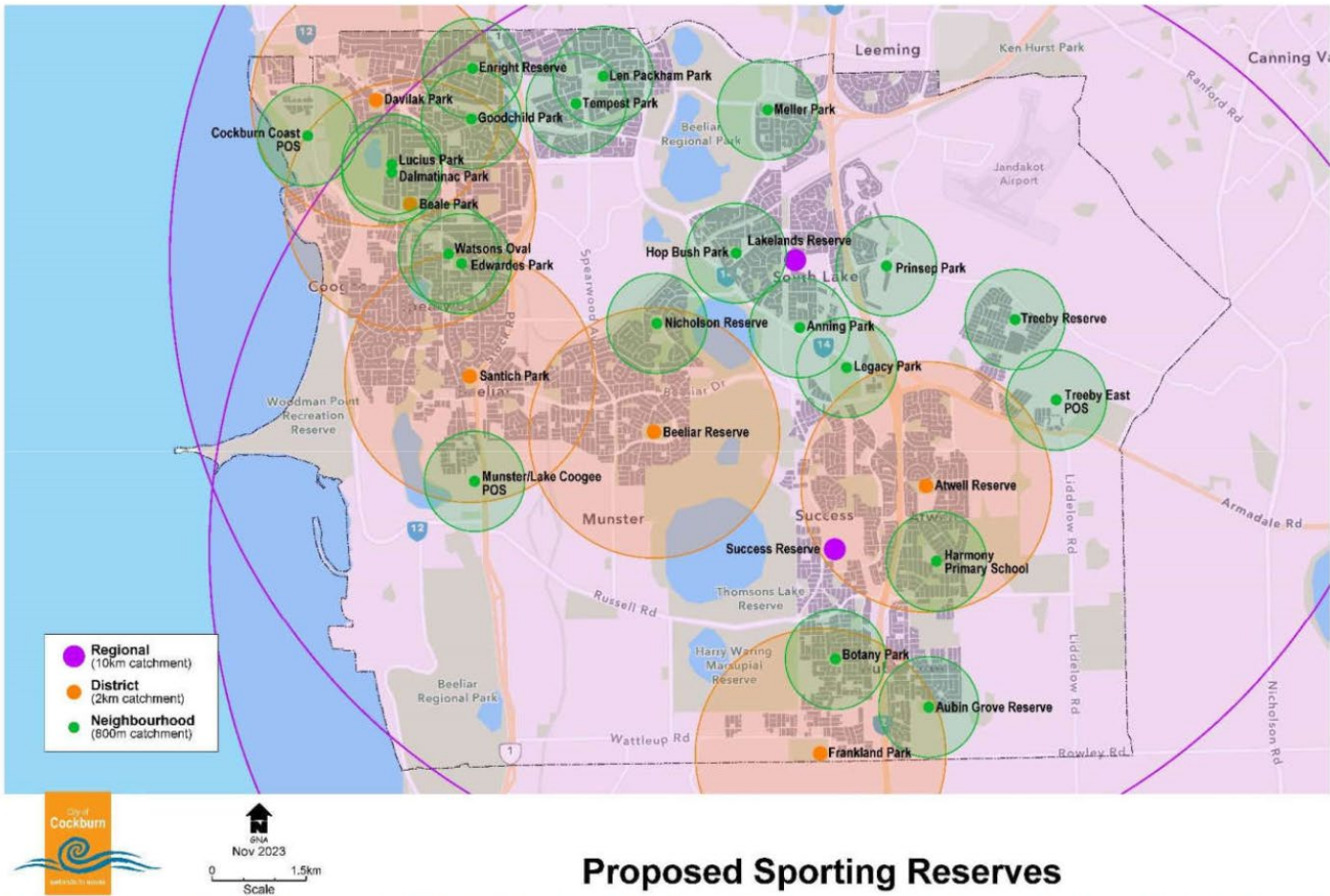


Figure 18: Proposed Sporting Reserves with 800m Neighbourhood, 2km District Catchments and 10km Regional Catchment Depicted (Source: City of Cockburn CIP)



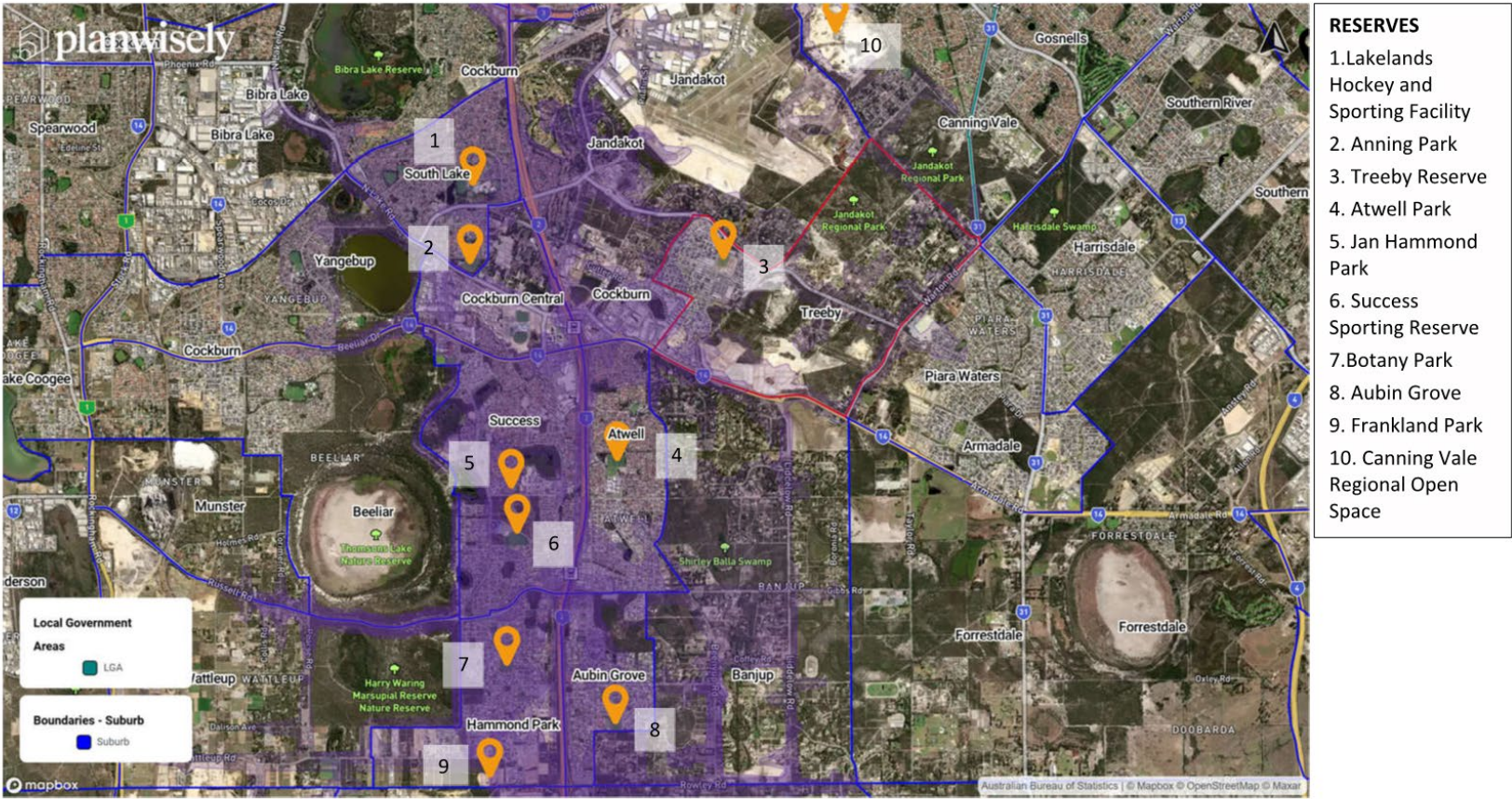


Figure 19: Catchment of Existing Sports Spaces and 5 minute drive time catchments (Source: Planwisely and Rowe Group)



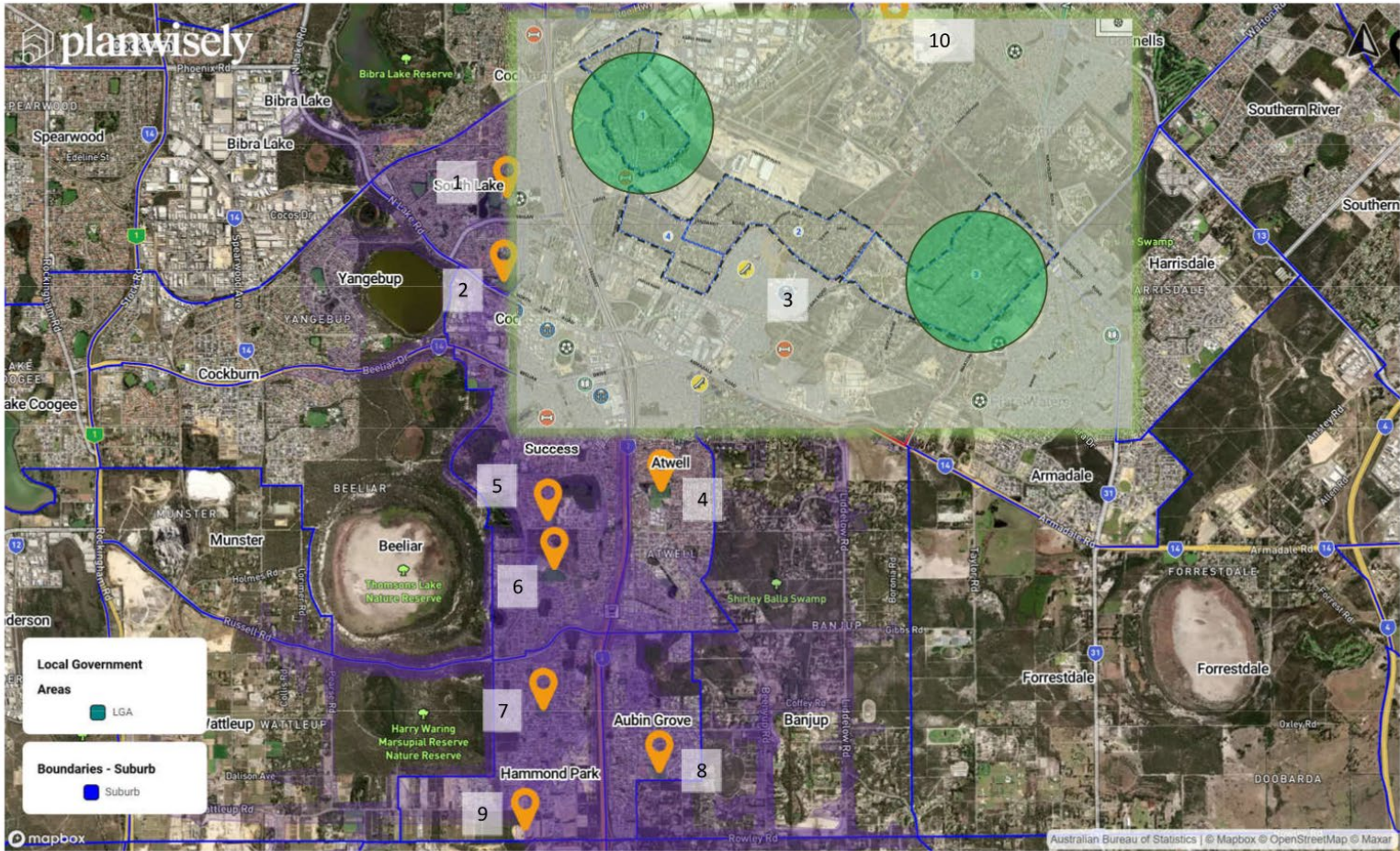


Figure 20: Catchment of Existing Sports Spaces with Jandakot/Treeby DSP Overlay (Source: Planwisely and Rowe Group)

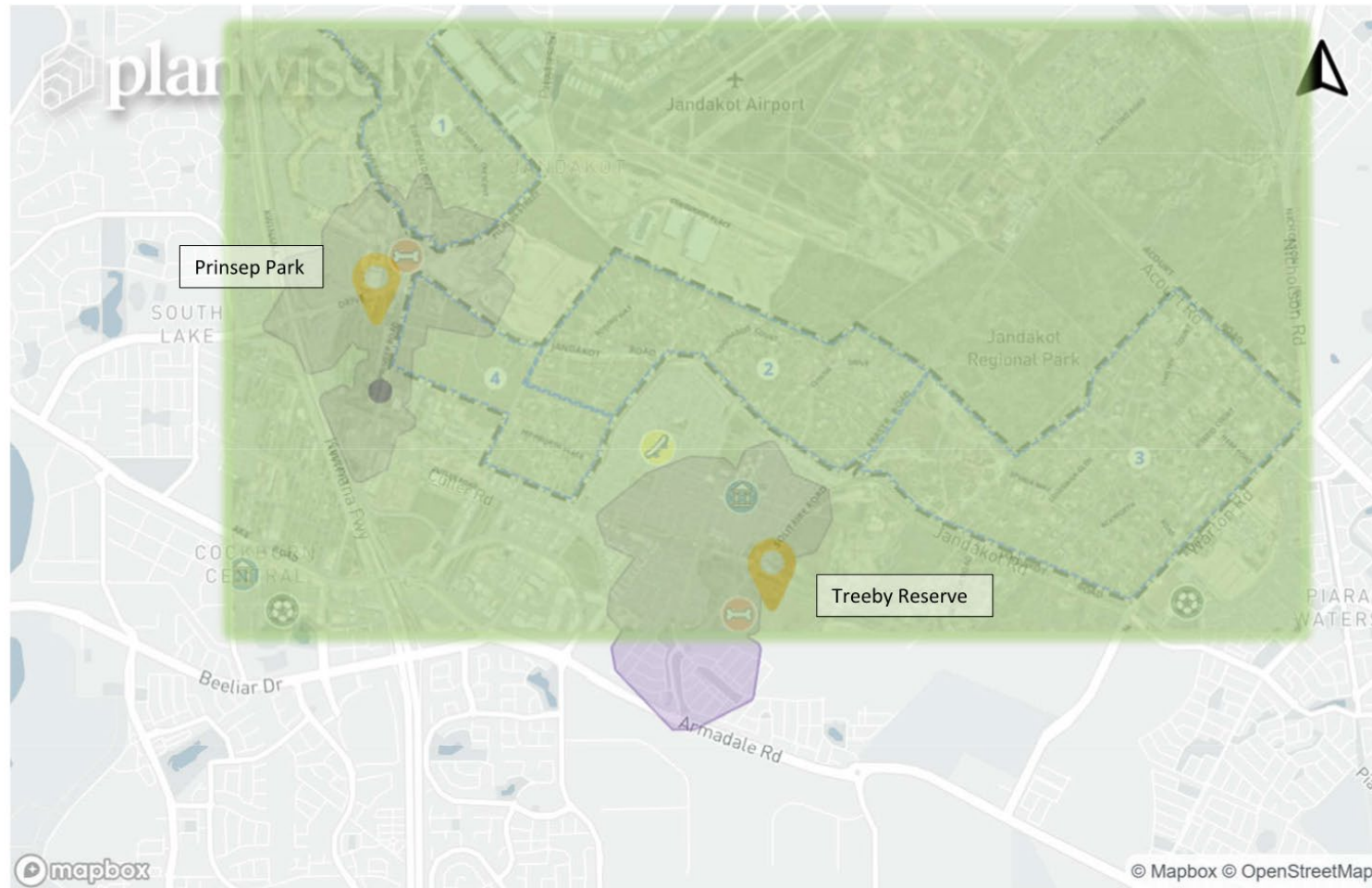


Figure 21: Twelve Minute Walking Catchment of Keller Park and Prinsep Park (Equivalent to an 800m catchment for Keller Park and Prinsep Park)



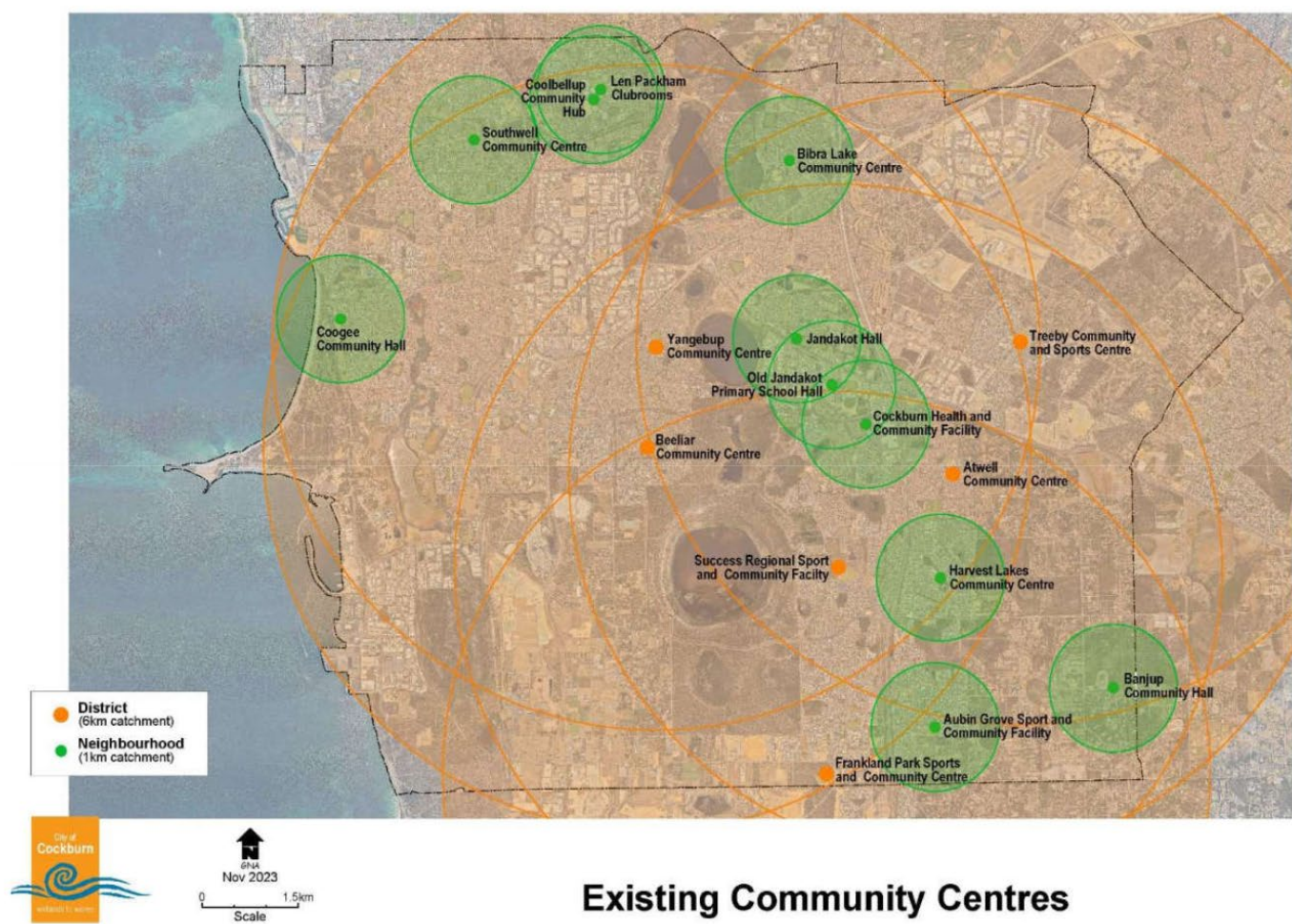
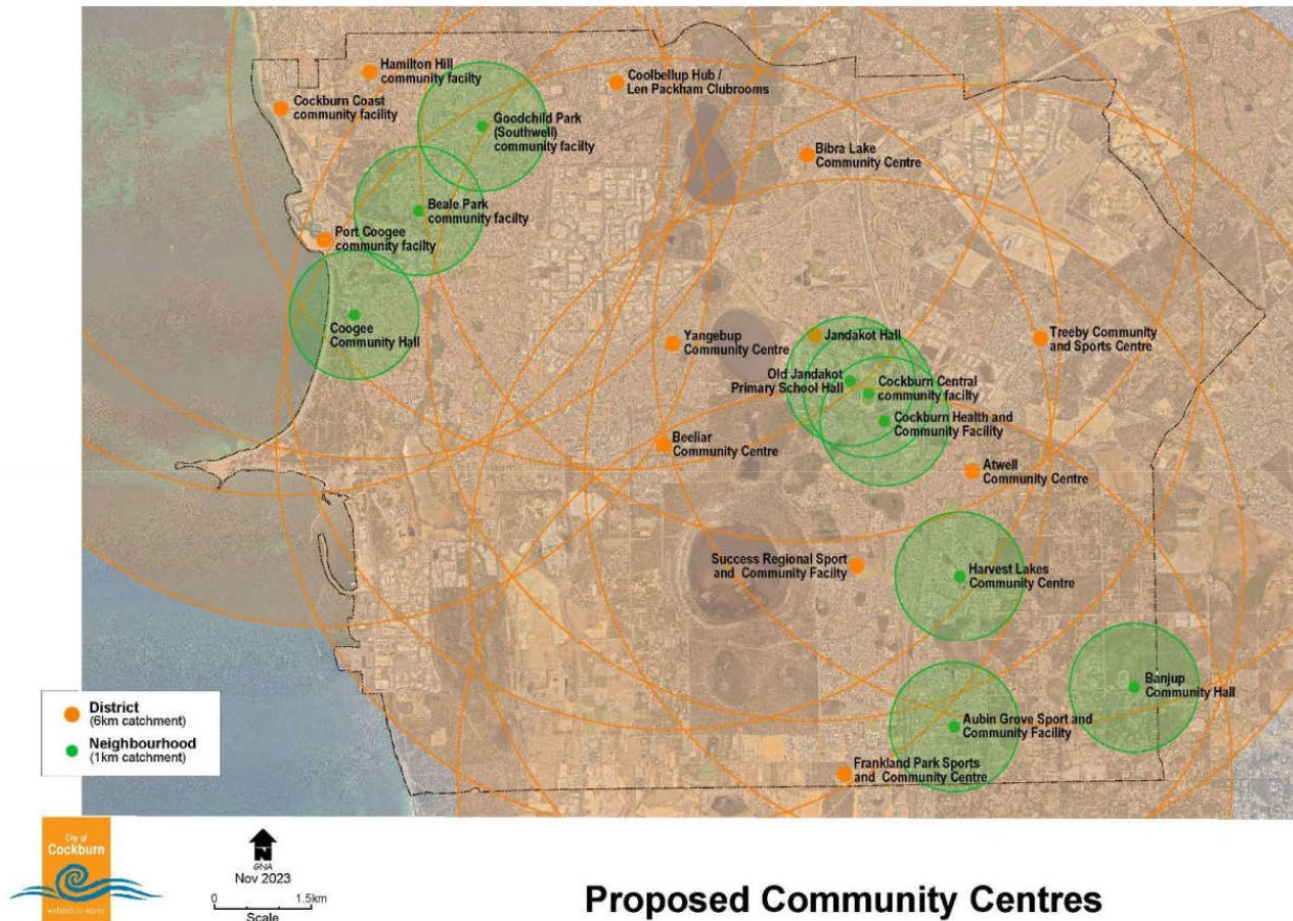


Figure 22: Existing Community Centres with broad 1km Neighbourhood and 6km District Catchments Depicted (Source: City of Cockburn CIP)



## Proposed Community Centres

Figure 23: Proposed Community Centres with broad 1km Neighbourhood and 6km District Catchments Depicted (Source: City of Cockburn CIP)



## Appendix 7: Community Facility Guideline Assessment

Table 15 below highlights a variety of POS and community facilities and projected need across Jandakot/Treeby based on PLA Community Infrastructure definitions and guidelines. It provides an indicative assessment of the likely requirements for differing levels of facility provision based on population projections to full build out, noting that the population growth will be staggered over the forty year development horizon and a significant dwelling yield being implemented from year 20 onwards. This analysis is a component part of the assessment process which informs the DCP assessment having regard to existing facility/reserve infrastructure. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the particular demographic nuances of Jandakot/Treeby (which predominantly comprises a youthful demographic with young family and couple households). The numbers provided under each year highlight the extent of infrastructure which may be required to be provided within Jandakot/Treeby (where there is a population range, the low and high number of facility infrastructure requirements are identified). Where the lower trigger point (guideline parameter) is above 50% of the guideline a range is identified, but when it reaches 75% of the guideline, it is assumed the particular facility will need to be planned for within or adjacent to the DSP area.

**Table 15: Projected sporting, recreation and community facility requirements based on Community Facility Guidelines (CFG) Source: Parks and Leisure Australia WA**

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment		
		Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217
Multi-functional branch library	1:50,000 – 150,000 Regional (R)	0 (R)	0 (R)	0 (R)
	1:20,000 District – 50,000 (D)	0-1 (D)	0-1 (D)	1 (D)
Neighbourhood Community Centre	1:7,500	1-2	2	2
District Community Centre	1:15,000-25,000	1	1	1
Youth Centre/Youth Space	1:20,000-30,000 – District level	0-1	0-1	1
Seniors Centre	1:20,000-30,000 for District level facility (dependent on ageing demographic).	0-1	0-1	1
Skate Park	1:25,000-50,000 –	0 (R)	0 (R)	0-1 (R)



Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment		
		Low Average Household Numbers	Medium Average Household Numbers	High Average Household Numbers
		12,878	14,786	16,217
	Regional facility 1:10,000 – 25,000 – District facility 1:5,000-10,000 – Neighbourhood facility	1-2 (D) 1-3(N)	1-2 (D) 1-3 (N)	1-2 (D) 2-3 (N)
BMX dirt track facility	1:5,000-10,000 – Neighbourhood level facility	1-3	1-3	2-3
BMX facility (formal bitumen track)	1:50,000-200,000 – Regional	0	0	0
Regional Public Open Space/Park	1:250,000	0	0	0
Community and Performing Arts	1:150,000 – 250,000 – Regional level facility 1:50,000-150,000 – District level facility	0 (R) 0 (D)	0 (R) 0 (D)	0 (R) 0 (D)
Amphitheatres	Integrated within a District Park	Local Need	Local Need	Local Need
Outdoor Meeting Place	Integrated within a District Centre	Local Need	Local Need	Local Need
Trails (walking, cycling, and bridlepaths)	No established Australian standard	Local Need	Local Need	Local Need
Cycling facility	Integrated with tracks and trails	Local Need	Local Need	Local Need
Arts and Cultural Centre	50,000 to 150,000 Integrated within a District Centre	0	0	0
District Park	1:15,000 – 25,000	1	1	1
Neighbourhood Park	1:5,000	2-3	3	3

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment		
		Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217
	1-5ha for population within 800m or 10 mins walk away			
Local Open Space	1:1,000	13	15	16
Sports Space (to potentially incorporate sports identified below)	1:4,000 - 5,000	2-3	3-4	3-4
f) AFL ovals	1:6,000 to 1:8,000 for senior size ovals	2	2	2-3
g) Rugby Union/League	1:20,000 – 1:50,000 Area/location specific	Local Need	Local Need	Local Need
h) Diamond Sports	1:10,000 – 1:14,000	1	1	1-2
i) Soccer pitches	1:4,800 to 6,600 depending on demographics	2-3	2-3	2-4
j) Cricket ovals	1:8,000 – 10,000	1-2	1-2	2
k) Athletics (grass and synthetic)	1:250,000 (Regional synthetic) 1:40,000 – 1:50,000 (grass)	0 (R) 0 (D)	0 (R) 0 (D)	0 (R) 0-1 (D)
l) Hockey pitches (grass and synthetic – water, sand based and alternatives)	1:75,000 for synthetic surface (WA Hockey Strategy) Grass provision to be area/location specific.	Local Need	Local Need	Local Need
Multi-use synthetic surfaces	Area/location specific.	Local Need	Local Need	Local Need
Netball Courts	1:5,000 – 8,000 (outdoor) for training purposes.	2	2-3	2-3

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment		
		Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217
	Association Competition provision of 20 courts (combined indoor and outdoor)			
Basketball Courts (indoor and outdoor)	1:3,000 – 4,000 (outdoor) Association Provision: 4-8 indoor courts (inclusive of a show court providing regional level infrastructure)	3-4	4-5	4-5
Outdoor, Beach and Indoor Volleyball	To be integrated with compatible indoor / outdoor court recreation centres.	Local Need	Local Need	Local Need
Indoor Volleyball	To be integrated with Basketball / Netball centres.	Local Need	Local Need	Local Need
Lawn Bowls	1:35,000 to 50,000 – District	0	0	0
Squash	Area Specific.	Local Need	Local Need	Local Need
Tennis (multi surface courts and grass)	1:30,000 to 60,000 (Regional) 1 x 16 court 1:15,000 – 30,000 (District) 1 x 8 court	0 (R) 1 x 8 court facility (D)	0 (R) 1 x 8 court facility (D)	0 (R) 1 x 8 court facility (D)
Local Government Aquatic Facilities indoor/Outdoor (various configurations)	1:150:000 (50m pool – FINA competition standard) – Regional 1:75,000 (25m or 50m pool for recreational, club, water polo, diving, and competitive swimming) – District	0 (R) 0 (D) 0 (N)	0 (R) 0 (D) 0 (N)	0 (R) 0 (D) 0-1 (N)



Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment		
		Low Average Household Numbers 12,878	Medium Average Household Numbers 14,786	High Average Household Numbers 16,217
	1:30,000 (25m and leisure pool) – Neighbourhood			
Regional Sports Facility (including aquatics)	1:250,000	0	0	0
Indoor Sport and Recreation Centre (dry)	1:50:000 - 1:100:000 30,000 – 50,000 (District if combined with a multi-use community centre)	0 (R) 0 (D)	0 (R) 0 (D)	0 (R) 0-1 (D)
Aerobics/Fitness/ Gym (Local Government)	To be developed as an integral part of a district or regional leisure facility.	Local Need	Local Need	Local Need
Men's Shed / Women's Shed	No defined standard (size of between 200m <sup>2</sup> and 1,000m <sup>2</sup> )	Local Need	Local Need	Local Need
Community Garden		Local Need	Local Need	Local Need

## Appendix 8: Oval, Court and Pitch Generation

There is no one mechanism which can determine the need for oval, court and pitch court infrastructure. Very limited demand / need assessment metrics are provided nationally by the peak bodies. State government responsible for sport and recreation oversight (Department of Local Government, Sport and Cultural Industries) also do not provide any demand metrics. To determine the appropriate level of infrastructure it is generally a balance between a number of assessment processes and input from the State Sporting Associations (existing facility strategies and/or growth profiles) and user groups (and in the absence of user groups, population driven participation data based on Sport Australia Ausplay data (annually updated)).

### Determining Court, Oval and Rectangular Pitch Capacity - Overview:

The assessment is provided below relates to Court, rectangular pitch and oval generation rates which incorporate the latest Ausplay participation data for children (ages 0-14) and adults (15+ years). The population figures used for the assessment are from the projected persons per dwellings at a 3.1 average, with the age split as a percentage of the population for the fill development of the DSP area referenced in Appendix 3. The following additional factors are taken into account:

- Capacity at peak times should not identify a 100% utilisation. In reality capacity is a reflection of volunteer capability and responding to user needs having regard to the implications of other local circumstances, accessibility and competition from other sports
- Typical benchmarking of community sporting facilities indicate a capacity of between 65% to 75% is typical during peak periods while off-peak the actual capacity may be as low as under 10%. It would not be unreasonable to assume for court, oval and rectangular pitch access and use an 80% capacity would be reasonable to achieve.
- The off-peak period will likely meet school accessibility needs or a low level of casual use (schools typically provide a significant training court resource for netball, for instance).
- Seasonal variations need to be recognised to take into account the differences between summer and winter capacity.
- While demand for additional court, oval and rectangular pitch access is generally based on the capability and capacity of a Club/Association, it is important to benchmark against similar facilities and the structure of developmental initiatives and competitions.
- Within Jandakot/Treeby the need for additional court, oval and rectangular pitch access should be assessed on anticipated participation rates (Ausplay annual participation data) rather than current local membership levels, given it is potentially a newly developing area with a changing demographic profile.
- While Ausplay data for the state of WA is used as the most reliable participation data, it can vary significantly, year on year. Therefore the data assessment and projections are just indicative and need to be compared against other assessment processes and facility benchmarking.
- The main driver of provision is Senior oval, rectangular and court space with junior use generally being accommodated on the space at times when not required by seniors (i.e. before 6pm on weekday evenings and depending on the sport at specific times at weekends).

### Playing Pitch Generation Assumptions

The following are the pitch generation assumptions for each of the main participation sports (based on the high participation rates provided in the Ausplay data).

Winter use is the main consideration for active reserve capacity due to the extent of winter based sports demanding access to space at similar times. Netball is typically played on outdoor hard courts (dedicated)

while basketball is typically played on indoor courts. Tennis is played on dedicated club hard courts (and grass which has a lower carrying capacity). For tennis the state sporting association prefers hard court provision for new infrastructure due to the low maintenance costs and greater capacity.

- **Soccer (winter use):**

- Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). Game time 2 hours with warm up and half time.
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment although it does not take into account non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on land surrounding the pitch but with practice x 2 hours on the pitch for skills development and practice matches. (two teams of 14 at one time – home side only)

Weekly Carrying Capacity: For a rectangular based pitch the carrying capacity is 16 hours per week.

- **Hockey (winter use)- adults only as the main pitch determinant:**

- Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). Game time 2 hours with warm up and half time.
- 100% of participation will be through structured sport (clubs).
- Numbers may vary at junior level per team and the significant participation levels occur prior to adult use and for the smaller age group of Minkey's is on small areas (grass predominantly). There is minimal non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on land surrounding the pitch but with practice x 2 hours on the pitch for skills development and practice matches. (two teams of 14 at one time on either half – home side only)

Weekly Carrying Capacity For a rectangular based pitch the carrying capacity is 16 hours per week (including floodlit) and for synthetic turf 40 hours.

- **AFL (winter use):**

- Teams consist of 22 (18 players and 4 interchange) playing 26 games per year (13 home and 13 away). Game time 2.5 hours with warm up, quarter change and half time.
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment although it does not take into account non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on land surrounding the pitch but with practice x 3 hours on the pitch for skills development and practice matches. (two teams of 22 at one time – home side only)

Weekly Carrying Capacity: For an oval based pitch the carrying capacity is 26 hours per week.

- **Cricket (summer use):**

- Teams consist of 15 (11 players and 4 substitutes in a squad) playing 26 games per year (13 home and 13 away). Game time 8 hours for seniors and 4 hours for juniors.
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment although it does not take into account non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)



- Training two nights per week on land surrounding the pitch but with practice x 1.5 hours on the pitch for skills development and net practice. (two teams of 15 at one time – home side only)

Weekly Carrying Capacity: For an oval based pitch the carrying capacity is 30 hours per week.

- **Netball:**

- Teams consist of squads of 10 players (6 for juniors) on average playing all games (26 annually) at one home venue for all clubs within an Association. Game time 2 hours for seniors and 1.5 hours for juniors.
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment although it does not take into account non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on the courts (some being school sites in addition to the Association base) x 2.5 hours for skills development.

Weekly Carrying Capacity: For outdoor court provision the carrying capacity is 40 hours per week (including floodlit courts).

- **Basketball:**

- Squads consist on average of 8 players (6 for juniors) playing 26 games per year (at one home venue for all clubs within an Association). Game time 2 hours for seniors and 1.5 by juniors.
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment although it does not take into account non club-based casual play.
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on indoor court x 2 hours for skills development and practice. (two teams on one court at one time)

Weekly Carrying Capacity: For indoor courts for 40 hours per week.

- **Tennis:**

- Court usage on average for 8 players playing throughout the year (at one home venue for all clubs within an Association. Game time 3 hours for seniors and juniors (taking into account pennants, social and other junior development activities).
- 100% of participation will be through structured sport (clubs).
- Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment and does take into account club-based casual play but not non-club based social/casual use of the courts).
- Competition is principally undertaken at weekends throughout the season (matches)
- Training two nights per week on indoor court x 4 hours for skills development and practice. (two teams on one court at one time)

Weekly Carrying Capacity: For indoor courts for 40 hours per week (including floodlit courts).

#### **Alternative Assessment Process: Basketball**

Basketball are one of the few sports which has actively identified an alternative court demand model. In their model the following critical considerations are generally taken into account:

- It is estimated there is a need for 1 indoor basketball court for every 6,250 residents. This figure is based on previous research that an indoor court can cater for between 300-350 players before being over-programmed.

- AusPlay research that indicates that on average across Australia 5.5% of the population regularly play basketball. Therefore it can be assumed that for every 25,000 people there is a conservative estimate that 1,375 will participate in basketball and at least 4 courts will be needed.
- Typically, 1 court provides 48 hours per week for mid-peak utilisation, Mon-Fri 4pm-10pm and Weekends 9am-6pm.
- To drive efficiency and growth Basketball WA recommend that a metropolitan association has access to a 6-8 court facility. This allows the concentration of activity within one venue that reduces the need for volunteers to cover more than one venue.

It is to be noted that all of the above references indoor court provision which has greater flexibility in use and is not subject to the vagaries of inclement weather and lower quality court surfaces. Based on the criteria established by basketball, the demand for indoor court space in Jandakot/Treeby in 2021 would be for 1 indoor court. Two dedicated indoor courts would be required by 2036.

The tables overleaf identify the projected oval, pitch and court demand for the most popular participation sports within WA. The assessment is based on participation levels for venue based infrastructure for Adults at Table 16, for general children's participation at Table 17 and on activity based for adults at Table 18. The latter takes into account social level activities which may not be part of club based service offerings. Combined, the assessment provides an approximation of facility need to service the population of Jandakot/Treeby. It is structured to incorporate the following:

- Participation Level: The likely number of players generated based on current WA participation figures (Ausplay)
- Team Generation: The likely number of teams generated by the projected population base (having regard to the likely squad numbers).
- Oval/Rectangular Pitch Demand in hours per week for competition reflecting the timing of each match and crossover period (assuming home only for all sports except Netball and Basketball which would normally play all competitions at the same venue).
- Training Demand in hours per week (assuming home and half a pitch/court only with some netball training undertaken on school sites).
- Weekly Pitch and Court Demand in hours which combines the training and competition requirements.
- Rectangular Pitch/Oval/Court Demand based on hours of use required against capacity of the individual infrastructure component.

Table 16: Playing Pitch and Court Generation Assessment for Adults (venue based sports) (Data Source: Ausplay)

Sports Venue Based - Adults (Ages 15+)	Participation Level			Team Generation			Oval/Rectangular Pitch Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Australian football	350	402	441	16	18	20	20	23	25
Netball	230	264	289	23	26	29	92	105	116
Football / soccer	394	452	496	28	32	35	28	32	35
Cricket	186	213	234	12	14	16	25	28	31
Basketball	273	314	344	34	39	43	34	39	43
Hockey	87	100	110	6	7	8	6	7	8
Tennis	186	213	234	23	27	29	35	40	44
Sports Venue Based - Adults (Ages 15+)	Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular Pitch/Oval/Court Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Australian football	48	55	60	44	50	55	2	2	2
Netball	46	53	58	115	132	145	3	3	4
Football / soccer	84	97	106	70	81	89	4	5	6
Cricket	19	21	23	34	39	43	1	2	2
Basketball	68	78	86	68	78	86	2	2	2
Hockey	12	14	16	12	14	16	1	1	1
Tennis	93	107	117	128	147	161	4	5	5

Table 17: Playing Pitch and Court Generation Assessment for children (general provision) (Data Source: Ausplay)

Sports Participation - Children (Ages 0-15)	Projected Participation Level			Team Generation			Oval/Rectangular Pitch Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Basketball	158	181	198	26	30	33	20	23	25
Australian football	161	185	203	18	21	23	13	15	17
Football / soccer	218	250	274	16	18	20	12	13	15
Netball	132	152	167	22	25	28	17	19	21
Tennis	58	67	73	5	6	6	10	11	12
Cricket	62	71	78	4	5	6	9	10	11
Sports Participation - Children (Ages 0-15)	Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular Pitch/Oval/Court Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Basketball	79	90	99	59	68	74	1	2	2
Australian football	54	62	68	40	46	51	2	2	2
Football / soccer	47	54	59	35	40	44	2	3	3
Netball	66	76	83	50	57	62	1	1	2



Tennis	15	17	18	17	20	21	1	1	1
Cricket	13	15	17	16	18	20	1	1	1

Table 18: Playing Pitch and Court Generation Assessment for Adults (Activity Based) sport and recreation use (Data Source: Ausplay)

Sports Activity Based - Adults (Ages 15+)	Projected Participation Level			Team Generation			Oval/Rectangular Pitch Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Basketball	536	615	675	67	77	84	67	77	84
Football / soccer	634	728	799	45	52	57	45	52	57
Australian football	481	552	606	22	25	28	27	31	34
Netball	273	314	344	27	31	34	109	126	138
Cricket	273	314	344	18	21	23	36	42	46
Tennis	361	414	454	45	52	57	68	78	85
Hockey	87	100	110	6	7	8	6	7	8
Sports Activity Based - Adults (Ages 15+)	Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular Pitch/Oval/Court Demand		
	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Basketball	134	154	169	134	154	169	3	4	4
Football / soccer	136	156	171	113	130	143	7	8	9
Australian football	66	75	83	60	69	76	2	3	3
Netball	55	63	69	137	157	172	3	4	4
Cricket	27	31	34	50	58	63	2	2	2
Tennis	180	207	227	248	285	312	8	9	10
Hockey	12	14	16	12	14	16	1	1	1

### General activity based participation

The following table highlights the broad based participation levels across a range of sporting and recreational activities. It is to be noted that the most common activities require increased levels of accessibility, provision of shared use paths and access to public open space. Swimming is a relatively unique high participation activity requiring access to dedicated infrastructure. Of the other activities Walking (Recreational), Fitness / Gym, Bush walking and Cycling rank the highest within WA.

**Table 19: Sport and Recreation Activity Based Participation in WA (Data Source: Ausplay)**

Activity Based - Adults (Ages 15 and above)	Participation (% of population)	Full Development (Low)	Full Development (realistic)	Full Development (High)
Walking (Rec'l)	47.8%	5,226	6,000	6,581
Fitness / Gym	31.9%	3,488	4,005	4,392
Swimming	15.5%	1,695	1,946	2,134
Athletics, track and field, jogging	1.1%	120	138	151
Cycling	10.4%	1,137	1,306	1,432
Yoga	4.7%	514	590	647
Bush walking	17.4%	1,902	2,184	2,396
Basketball	4.9%	536	615	675
Football / soccer	5.8%	634	728	799
Australian football	4.4%	481	552	606
Golf	3.9%	426	490	537
Netball	2.5%	273	314	344
Pilates	6.0%	656	753	826
Cricket	2.5%	273	314	344
Volleyball (indoor and outdoor)	2.1%	230	264	289
Virtual based physical activity	0.7%	77	88	96
Tennis	3.3%	361	414	454
Surfing	1.9%	208	239	262
Underwater sports	1.2%	131	151	165
Weight lifting	1.6%	175	201	220
Table tennis	1.2%	131	151	165
Squash	0.7%	77	88	96
Running/Jogging	15.4%	1,684	1,933	2,120
Hockey	0.8%	87	100	110
Fishing (recreational)	1.0%	109	126	138
DanceSport	1.1%	120	138	151
Dancing (recreational)	1.8%	197	226	248
Bowls	0.8%	87	100	110
Boxing	0.8%	87	100	110
Badminton	1.7%	186	213	234

## Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium Planning Group's advice does not extend to, or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than the client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.





**City of Cockburn Recommended Modifications  
Draft Jandakot Treeby North Local Structure Plan**

#	District Structure Plan Map		
	Recommended Modification	Section	Reason
1	Amend the 'Rural Residential – Subject to Site Specific Investigation' to 'Resource Zone – Subject to Site Specific Investigation'	N/A	<p><i>State Planning Policy 2.5 – Rural Planning</i> identifies the 'Rural residential zone' as 'A subset of rural living and a land use zone with land parcels from one to four hectares in size and generally provided with scheme water and reticulated power supply. May also be known as special rural'.</p> <p>The City's Town Planning Scheme No.3 does not permit the subdivision of 'Resource' zoned lots below 2 hectares (20,000m<sup>2</sup>) in area.</p> <p>As SPP 2.5 recognises that 'Rural residential' lots may be as low as one hectare (10,000m<sup>2</sup>) in area, designation as 'Rural Residential' under the DSP may give the false impression to landowners that any lot not otherwise identified as 'Residential' or 'Public Open Space' is capable of subdivision into lots below two hectares in area.</p>
2	Amend the 'Public Open Space' designation to 'Potential Conservation Public Open Space'.	N/A	<p>To recognise that areas identified for their ecological value have been identified for local-level public open space, but such areas may be subject to refinement at the local structure plan stage.</p> <p>Given the likely ecological value of such open space, due to factors such as extensive native vegetation, classified wetlands and wetland buffers, such areas may not be treated towards the minimum 10 per cent requirement for POS at the future local structure planning stage.</p> <p>It is anticipated that these areas will ultimately be zoned 'Urban' under the Metropolitan Region Scheme.</p>

3	Insert an additional designation of 'Existing Local Public Open Space' for Reserve 42343 (Bandicoot Reserve).	N/A	To recognise that Bandicoot Reserve is an existing City-managed reserve, which is zoned 'Local Reserve – Parks and Recreation' under Town Planning Scheme No.3.
4	Insert an additional designation of 'Resource'.	N/A	To reflect areas of the DSP where a change in the current 'Rural-Water Protection' and 'Resource' zoning under the Metropolitan Region Scheme and Town Planning Scheme No.3 is limited by existing constraints, such as the designation of wetlands and bushfire risk.
5	Amend the designation of the portion of Lot 5 (No.22) Glendale Crescent, Lot 30 (No.30) Flora Court and Lot 43 (No.18) Glendale Crescent, as highlighted below, from 'Rural Residential – Subject to Site Investigation' to 'Potential Public Open Space'.	N/A	<p>These three lots have been partially designated as 'Rural Residential – Subject to Site Investigation' on the basis of being located within an area assessed as 'Above ANEF-25', which under <i>State Planning Policy 5.1 – Land Use Planning in the Vicinity of Jandakot Airport</i> is incapable of accommodating residential development.</p> <p>Under TPS 3, lots within the 'Resource' zone are required to achieve a minimum lot size of 2 hectares. Should the 'Residential' area of these three lots be subdivided off from the 'Rural Residential' portion of the lot adjacent to Glendale Crescent, this will result in the subdivision of lots significantly below the 2 hectare minimum.</p>
6	Amend the designation of the portion of Lots 23 (No.35), 24 (No.39), 25 (No.41) and 26 (No.47) Boeing Way, Jandakot, as highlighted below, from 'Rural Residential – Subject to Site Investigation' to 'Public Open Space'.	N/A	<p>This portion of the DSP area has been designated as 'Rural Residential – Subject to Site Investigation' due it being assessed as 'Above ANEF-25' and therefore incapable of accommodating future habitable development.</p> <p>The City's Local Planning Strategy recognises the need to provide an west-east ecological corridor to the south of Jandakot Airport, to provide a linkage between areas designated as 'Bush Forever'.</p>
7	Amend the designation of a portion of Lot 16 (No.24) Hebe Road, Lot 15 (No.16) Hebe Road,	N/A	The current designation as Rural- Residential – Subject to Site Specific Investigation' covers only a portion of these lots, where



	Lot 13 (No.624) Warton Road and Lot 24 (No.13) Acourt Road, Treeby from 'Rural Residential – Subject to Specific Site Investigation' to 'Potential Public Open Space'.		located within the boundaries of Resource Enhancement Wetland (REW) and nominal buffer. The remainder of these lots is designated as 'Residential'  As no lot is encumbered by the REW and nominal buffer in full, the ceding of the REW and buffer through a future subdivision is possible.
8	Amend the designation of a portion of Lot 203 (No.1) Owsten Court and Lot 202 (No.65) Acourt Road, Treeby from 'Rural Residential – Subject to Specific Site Investigation' to 'Potential Public Open Space'.	N/A	The current designation as 'Rural- Residential – Subject to Site Specific Investigation' covers only a portion of these lots located within the nominal buffer to a Conservation Category Wetland, which is located within a Parks and Recreation reserve located outside of the DSP area (within both the cities of Cockburn and Canning).  It is unlikely that this area will be considered suitable for residential development, given the need to maintain an appropriate buffer to the CCW and to provide appropriate separation from the bushfire risk posed by the adjacent regional reserve.
9	Remove the portion of the Jandakot Road to Warton Road Neighbourhood Connector road, located between Ackworth Road and Hebe Road extensions	N/A	A full extension of the Neighbourhood Connector road between Jandakot Road and Acourt Road is dependent upon the Water Corporation disposing of part of Lot 101 Warton Road, Treeby, which contains existing water infrastructure (reserved as a 'Public Purpose' reserve under the Town Planning Scheme No.3). The DSP does not acknowledge the existing Water Corporation site and whether it could feasibly be traversed for a future road reserve.
10	Detail the extent of the existing 'Public Purpose – Water Corporation' reserve across Lot 101 Warton Road, Lot 4 Warton Road and Lot 3 Warton Road.	N/A	The DSP map shows the existing Water Corporation owned lots as 'Residential' and 'Rural Residential – Subject to Site Specific Investigation'. The DSP does not detail the presence of the existing Public Purpose reserve or whether these are capable of future development (if surplus to the Water Corporation's requirements).

11	Create an additional precinct ('Precinct 5') for the lots to the north-east of the three sites reserved as 'Public Purpose – Water Corporation' under Town Planning Scheme No.3.	N/A	<p>The DSP map details a Neighbourhood Connector road extending from Louisiana Glen to Warton Road, which is reliant on traversing the existing Water Corporation owned Lot 101 Warton Road, Treeby.</p> <p>Should road connections across the Water Corporation owned land not be possible, future structure planning of the lots to the north-east will be reliant upon access to Warton Road and Nicholson Road from Hebe Road, Hybrid Court and Acourt Road respectively, all of which are remote from the south-western part of Precinct 3.</p>
12	Amend the lots in Precinct 2 identified as 'Rural Residential – Subject to Site Specific Investigation' to 'Resource'.	N/A	To reflect the City's recommendation to rename the designation.
13	Amend the lots fronting Skotsch Road and Jandakot Road, located south of Precinct 3, from 'Rural Residential – Subject to Site Specific Investigation' to 'Resource'.	N/A	To reflect the City's recommendation to rename the designation.
14	Remove the proposed Neighbourhood Centre from the DSP map.	N/A	To reflect the City's concerns regarding the proximity of the proposed Neighbourhood Centre to the existing Treeby (Calleya) and Glen Iris local centres.
15	Detail the extent of the 1km nominal buffer to the Richgro composting facility on Lot 186 (No.203) Acourt Road, Jandakot within the DSP area	N/A	To reflect the nominal buffer for composting facilities under the EPA's <i>Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses</i> .
<b>Part One Implementation</b>			
16	Amend the third paragraph to state: ' <i>The DSP identifies five (5) LSP precincts based broadly on geographic layout and landownership. Provisions under the local planning scheme should set out</i>	4.3 Local Structure Plans	To reflect the City's recommendation to divide Precinct 3 into two precincts, due to the existing 'Public Purpose – Water Corporation' reserves under Town Planning Scheme No.3.

	<i>the requirement for structure plans to be prepared for the entire area of precincts identified in the DSP.</i>		
17	Insert reference to an additional precinct as 'Precinct 5 – North East'.	4.3 Local Structure Plans	To reflect the City's recommendation to divide Precinct 3 into two precincts, due to the existing 'Public Purpose – Water Corporation' reserves under Town Planning Scheme No.3.
18	Insert an additional section ('5.2 – Special Control Area') to detail the need for a Special Control Area	5.2 Special Control Area	
<b>Part Two Explanatory Section</b>			
19	Amend Plan 3 to: <ul style="list-style-type: none"> <li>Create a new 'Precinct 5 – North East' for lots to the north east of the lots reserved 'Public Purpose – Water Corporation'.</li> <li>Remove the area south of Jandakot Road (recommended as 'Resource') from Precinct 3.</li> <li>Remove the area at the eastern end recommended as 'Resource' from Precinct 2.</li> </ul>	1.3.1.1 Metropolitan Region Scheme	To reflect the City's recommendation to divide Precinct 3 into two precincts, due to the existing 'Public Purpose – Water Corporation' reserves under Town Planning Scheme No.3.  To reflect the limited potential for urbanisation of these two area, due to the existing constraints posed by designated wetlands and their related buffers.
20	Discuss the need to provide appropriate interface treatments between the northern part of Precinct 2 and Jandakot Airport, to accord with <i>State Planning Policy 4.1 – Industrial Interface</i> .	1.5.10 SPP 4.1- Industrial Interface	To address the requirements of <i>State Planning Policy 4.1 – Industrial Interface</i> .
21	Discuss the requirements of State Planning Policy 4.2 – Activity Centres that will need to be considered at the consequent stages of planning	1.5.11 SPP 4.2 – Activity Centres for Perth and Peel	Section 1.5.11 does not reference the activity centre proposed within the DSP area.



	and Activity Centre Assessment prepared as an appendix to the DSP.		
22	Remove reference to the Transportation Noise Assessment (prepared by Lloyd George Acoustics) in Appendix 2 as recommended appropriate acoustic measures to be incorporated into individual structure plans and implemented through local development plans or conditions of subdivision approval.	1.5.12 SPP 5.3 – Land Use Planning in the Vicinity of Jandakot Airport	The Transportation Noise Assessment in Appendix 2 provides a high level overview of noise mitigation measures that may be appropriate to mitigate aircraft noise generated from Jandakot Airport, however, it does not reflect a site specific investigation. The City expects that a more detailed assessment of aircraft noise will be undertaken at the local structure plan stage via a consequent noise assessment.
23	Remove from the final paragraph <i>'As such, the DSP proposes to maintain existing land uses through the retention of the existing Rural Residential zoning which will be subject to site specific investigation zone, consistent with SPP 5.3.'</i>  Modify the final paragraph to:  <i>'In the area of the DSP above ANEF 25 contours, residential and other noise-sensitive land uses are considered 'Unacceptable' under the provisions of SPP 5.3. The DSP recognises these areas are not suitable for any intensification of noise-sensitive development than is currently permitted under TPS 3, and as such, designates the area within Precinct 1 as 'Resource – Subject to Site Specific Investigation'. The small portion of land within Precinct 2 is designated as 'Future Public Open Space'</i>	1.5.12 SPP 5.3 – Land Use Planning in the Vicinity of Jandakot Airport	To recognise that 'Unacceptable' land uses under SPP 5.3 include noise-sensitive land uses other than residential and to reflect the City's preference for the designations of land above ANEF-25 within Precinct 1 and 2.
24	Remove reference to the Transportation Noise Assessment (prepared by Lloyd George Acoustics) in Appendix 2 as recommended appropriate acoustic measures to be incorporated	1.5.13 SPP 5.4 – Road and Rail Noise Mapping	The Transportation Noise Assessment in Appendix 2 provides a high level overview of noise mitigation measures that may be appropriate to mitigate noise from the existing/ future regional road network (Roe Highway, Berrigan Drive, Jandakot Road

	into individual structure plans and implemented through local development plans or conditions of subdivision approval.		and Warton Road) and railways (Cockburn to Thornlie line), however, it does not reflect a site specific investigation. The City expects that a more detailed assessment of aircraft noise will be undertaken at the local structure plan stage via a consequent noise assessment.
25	Revise this section to reference the City's approved Local Planning Strategy (October 2024), including reference to the Planning Directions and Actions for 'Planning Area B: Jandakot/Treeby Planning Investigation Area'.	1.7.1 City of Cockburn Draft Local Planning Strategy	To reflect the Local Planning Strategy endorsed by the WAPC in October 2024.
26	Amend reference of 'LPP 5.19 Structure Plans & Mobile Telecommunications Infrastructure' to 'LPP 5.4 Utility Infrastructure'	1.8 Local Planning Policies	To reflect the name change for this local planning policy.
27	<p>Discuss how the DSP demonstrates compliances with <i>Local Planning Policy (LPP) 5.4 – Utility Infrastructure</i>, in relation to providing written evidence on the following matters:</p> <ul style="list-style-type: none"> <li>- Details of existing mobile telecommunications infrastructure within a one (1) kilometre radius of the DSP area, including existing coverage mapping, the Telecommunications Carriers using the infrastructure, and the technology provided; and</li> <li>- Consideration of the demand for new or upgraded telecommunications infrastructure within the DSP area, or within the immediate area, as result of the forecast resident population within the DSP area.</li> </ul>	1.8 Local Planning Policies	To reflect the minimum requirement for the DSPs under LPP 5.4.

28	Revise the references to <i>'Rural Residential – Subject to Site Specific Investigation'</i> to <i>'Resource – Subject to Site Specific Investigation'</i> .	2.2.3.1 Conservation Significant Fauna Species	To reflect the City's requested change in designation for 'Resource' zoned lots not currently considered suitable for urban development.
29	Revise: <i>'These production bores will be retained in areas of POS'</i> to <i>'These production bores are proposed to be retained within the 'Public Purpose – Water Corporation' reserves managed by the Water Corporation'</i> .	2.3.3 Production Bores	It is unclear whether the Water Corporation is agreeable to its bores being located within future public open space. This is reliant upon the Water Corporation disposing of its existing freehold land which contains the production bores.
30	Revise the reference to the buffer of CCW UFI 6915 from <i>'Rural Residential – Subject to Site Specific Investigation'</i> to <i>'Future Public Open Space'</i> .	2.3.6 Wetlands	To reflect the City's requested designation change to the DSP map.
31	Revise the discussion on REW UFI 16146 to state:  <i>'The mapped wetland REW UFI 16146 and its buffer is located across a number of existing 'Resource' zoned lots on Cessna Drive, which contain existing residential dwellings. Due to the extent of the existing REW and its buffer across these lots, the potential for future urbanisation is limited. This area is recommended for designation as 'Resource – Subject to Site Specific Investigation', as the future urbanisation of these lots is dependent upon reclassification of the wetland.'</i>	2.3.6 Wetlands	To reflect the limited urban development potential of these lots, due to the existing REW, and to reflect the City's requested designation change to the DSP map.
32	Amend the final paragraph to:  <i>'Any changes to the classification of a designated wetland will require a determination by the Department of Biodiversity, Conservation and</i>	2.3.6 Wetlands	To recognise that the Department of Biodiversity, Conservation and Attractions determines the reclassification of wetlands, a process separate to amendments to the Metropolitan Region Scheme.



	<i>Attractions, supported by a comprehensive assessment by a professional with experience in wetland processes. This is separate to the MRS amendment process'.</i>		
33	<p>Insert the following text:</p> <p><i>'Where practicable, the design of structure plans should provide greater separation between residential zoned areas and major roads, to reduce the need for noise mitigation from noise walls. A reduction in the extent of noise walls is considered necessary to improve the visual amenity of future residential areas, improve visual surveillance onto pedestrian footpaths, and reduce the future cost to ratepayers/private landowners in ongoing maintenance.'</i></p>	2.5.1 Road and Rail Noise	The City is concerned that future residential in proximity to Berrigan Drive, Jandakot Road and Warton Road will result in extensive use of noise walls to mitigate road noise. The extent of noise walls has the potential to undermine the visual appearance of the area, inhibit visual surveillance of footpaths/cycle paths and represents a significant cost in ongoing maintenance.
34	Modify the final sentence to reference more detailed noise modelling being a requirement at the structure planning stage in addition to the subdivision stage.	2.5.1 Road and Rail Noise	To recognise the need for a site-specific transport noise assessment to be prepared at the local structure planning stage.
35	Amend the reference to the designation of land above the ANEF-25 contours in Precinct 1 and 2 from 'Rural Residential – Subject to Site Specific Investigation' to 'Resource – Subject to Site Specific Investigation' and 'Future Public Open Space' respectively.	2.5.1 Aviation Noise	To reflect the City's requested designation change to the DSP map.
36	Reference the 1,000m buffer for the Kennel Zone reflecting the nominal buffer between rural and urban areas under the Environmental Protection	2.7.1 Kennel Zone	To reference the source of 1,000m buffer between sensitive land uses and kennel land uses.

	Authority's <i>Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses.</i>		
37	Replace the final paragraph with the following: <i>'It is anticipated that this area will transition away from kennel land uses over time, however, the noise impact from the remaining kennels will need to be considered when determining the appropriateness of the Kennel Zone and land within the 1,000m buffer as appropriate for urban development. A noise assessment (prepared by a suitably qualified acoustic assessor) will need to be prepared in support of any MRS amendments, LPS amendments and structure plans prepared for land within the 1,000m buffer.'</i>	2.7.1 Kennel Zone	To recognise the need to consider the noise impact from existing kennels, in determining the suitability of land within the nominal 1,000m buffer for sensitive land uses.
38	Replace the second sentence with: <i>'Consideration of potential impacts associated with noise, dust and odour from the facility will need to be considered at the MRS amendment, LPS amendment and structure plan stage.'</i>	2.7.2 Kennel Zone	To recognise the need to consider potential noise, odour and dust impacts from the existing Richgro composting facility.
39	Revised the estimated population in Table 4 to 14,310 people.	4.1 Land Use	The City's own demographic forecasting through REMPLAN forecasts uses a person per dwelling metric of 3 persons per household, which is generally reflective of surrounding growth areas (such as Atwell, Aubin Grove and Piara Waters).
40	Adjust the area of 'Resource – Subject to Site Specific Investigation' in Table 4 to reflect the areas requested by the City to be designated as 'Future Public Open Space'.	4.1 Land Use	To reflect the City's recommended changes to designations on the DSP map.

41	Update to reference the minimum district and neighbourhood level community infrastructure requirements, as outlined in the City's Community Needs Assessment.	4.4 Public Open Space	To ensure the referenced district and neighbourhood level infrastructure aligns with the City's expectations for the minimum provision.
40	Insert the following text: <i>'It is expected that provisions under the local planning scheme will establish the need to provide the ecological corridors at the local structure planning stage, with the structure plans to determine the specific design and tenure arrangements.'</i>	4.4.3 Ecological Links	To set the expectation that ecological corridors are to be implemented through the consequent structure planning process.
42	Delete: <i>'Given the DSP Area is well serviced by the existing road network, no significant changes are proposed.'</i>	4.5.3 Proposed Road Network	The statement is considered misleading, as significant upgrading of the local and regional road network will need to be undertaken to bring it up to an urban standard.
43	Delete: <i>'Louisiana Glen will extend north to intersect with Acourt Road.'</i>	4.5.3 Proposed Road Network	An extension of Louisiana Glen (proposed Neighbourhood Connector road) is likely not possible as it is reliant upon the road being constructed on land currently owned by the Water Corporation (reserved as 'Public Purpose – Water Corporation' under TPS 3). It is not clear whether the Water Corporation is prepared to dispose of part of this site to accommodate a future road extension.
44	Provide further justification on the location of the proposed High School site within Precinct 1, having regard to its optimal catchment area to service the DSP and surrounding residential areas, based on advice from the Department of Education.	4.7.1 High Schools	The City acknowledges that one High School is required under the WAPC's <i>Operational Policy 2.4 – Planning for School Sites</i> , based on the provision of one High School for every four Primary Schools. However, no clear justification has been provided to demonstrate why the proposed location in Precinct 1 (between Glendale Crescent and Berrigan Drive) is the optimum location based on the intended catchment for the school and indicative staging of development.



45	Remove reference to the preferred location of the Neighbourhood Centre.	4.8.1 Neighbourhood Centre	To reflect the City's recommendation to remove the designated Neighbourhood Centre site, due to its impact on existing and planned Local Centres.
46	Provide detail on the existing coverage mapping within the DSP area and written evidence of engagement with mobile telecommunication carriers.	4.9.4 Communications	To demonstrate compliance with <i>Local Planning Policy 5.4 – Utility Infrastructure</i> .
47	Revise the final paragraph to reference five (5) structure plan precincts	4.10.3 Local Structure Plans	To reflect the City's recommendation to split Precinct 3 into two separate precincts for the purpose of structure planning.
48	Revise section to reference Precinct 3 being split into two separate precincts – 'Precinct 3: East' and 'Precinct 5: North East'.	4.10.3.3 Precinct 3: East	To reflect the City's recommendation to split Precinct 3 into two separate precincts for the purpose of structure planning.
<b>Appendix 4 - District Water Management Strategy</b>			
49	Revise to reference to lots retaining up to the 20% AEP on site via soakwells, with the additional runoff (up to 1% AEP) being discharged to the road network and drainage basins.	Section 7.1 – Lot Drainage	To reflect City of Cockburn design requirements for stormwater.
<b>Appendix 9 – Community Needs Assessment</b>			
50	Replace the Jandakot – North DSP Community Needs Assessment (as prepared by Rowe Group), with the Jandakot/Treeby District Structure Plan – Community Needs Analysis (as prepared by Otium Planning, on behalf of the City of Cockburn).	N/A	The City considers that the Community Needs Analysis prepared by Otium Planning provides a comprehensive assessment of community infrastructure needs for the DSP area.