

Appendix A – Detailed Site Description

Site Description

As noted previously in this report, the subject site comprises a number of lots that form part of the Armadale Rail Line corridor. Within the City’s local government area, this includes Lots 9001, 9002, 9003 and Lot 70 as noted in Table 6 below. The subject site is aligned with the area of the designated PCA, where this is located within the rail corridor, generally from Mills Street to Gibbs Street.

The site particulars of all lots included in the subject site are included in Table 6 below and shown in Figure 26.

Table 6: Site Particulars

Lot	Street Address	Plan	Vol/Folio	Area	Landowner
City of Canning					
9001	No Street Address	P067766	2774/269	7,160m ²	Public Transport Authority of Western Australia
9002	No Street Address	P067766	2774/270	16,337m ²	Public Transport Authority of Western Australia
9003	No Street Address	P067766	2774/271	193,384m ²	Public Transport Authority of Western Australia
70	No Street Address	P000796	2774/593	8,897m ²	Commissioner of Railways

Refer to Appendix D – Certificates of Title

Refer to Figure 26 – Site Plan

The subject site is currently developed with infrastructure that is associated with the Armadale Rail Line, including railway tracks, associated signalling infrastructure, train stations as well as areas of car parking, PSPs and general site improvements such as landscaping. Much of this is approved to be demolished to provide for the construction of the VPCLXR viaduct and associated works. The development approval for the early works (including viaduct construction) was granted by the WAPC on the 8 February 2023.

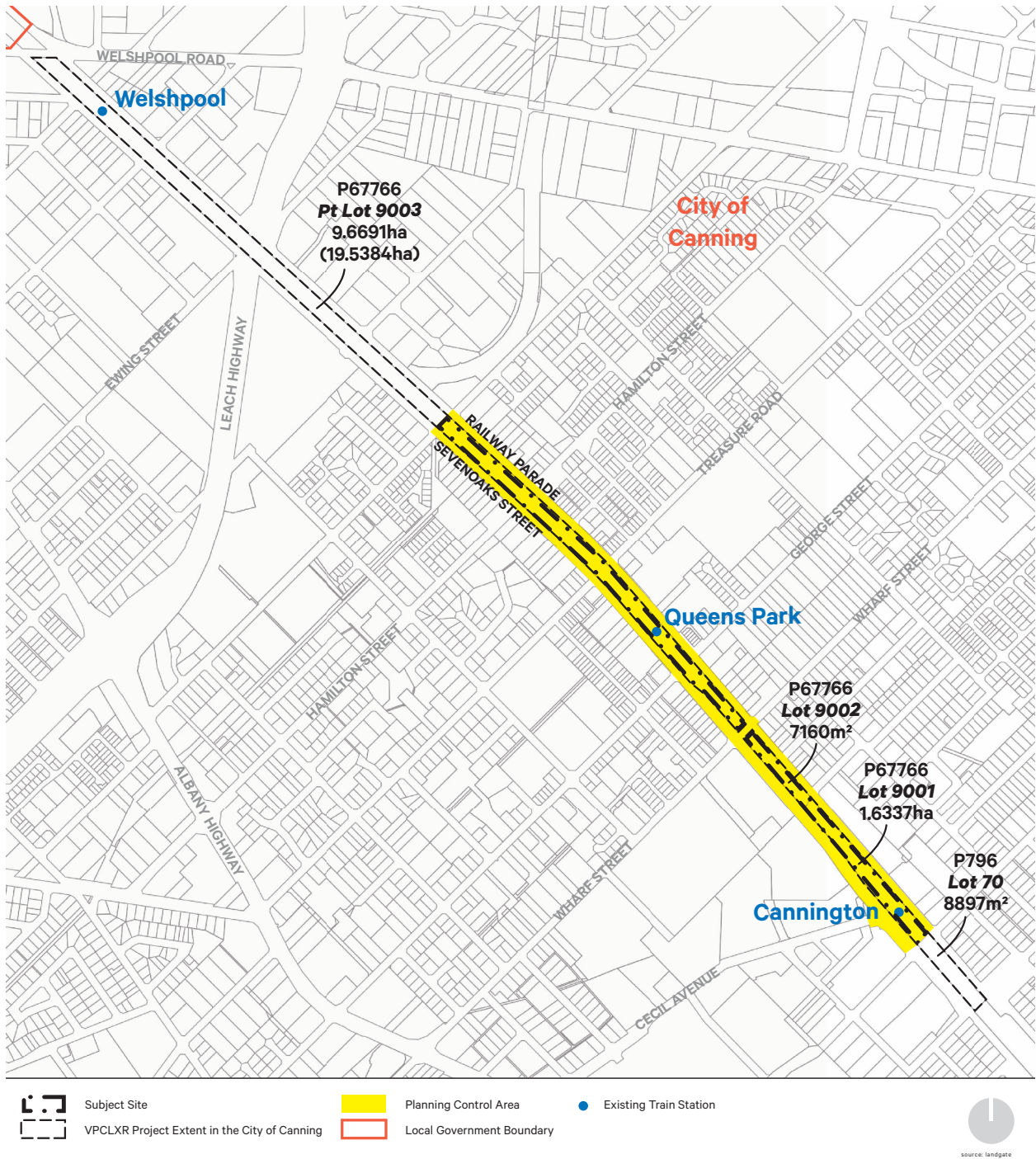


Figure 26. Site Plan

Site Context

The subject site traverses through the suburbs of Cannington, Queens Park and East Cannington within the City's local government area. The area surrounding the site is generally characterised by single storey residential development of a low to medium density on both the western and eastern sides of the Armadale Rail Line.

The St Joseph's and St Norbert's Schools are located in close proximity to Queens Park Station, with St Joseph's being located opposite the new station on the eastern side of Railway Parade. St Norbert's School is located adjoining and to the east of St Joseph's School. Hambley's Supa IGA is located in close proximity to the Queens Park Station on the western side of Sevenoaks Street.

The Cannington Leisureplex, Sevenoaks Senior College and a number of existing commercial developments are situated in close proximity to the Cannington Train Station. This includes the Department of Mines, Industry Regulation and Safety in a three (3) storey commercial building.

The surrounding area has a mixed character and includes a number of underdeveloped sites and vacant land parcels. There are therefore opportunities for new development in the area to leverage from the proposed significant investment in public infrastructure.

Refer to Figure 27 – Aerial Plan

Reservations and Zonings

Metropolitan Region Scheme

The rail corridor is generally reserved for 'Railways' under the MRS. However, the western side of the rail corridor, generally north of Mallard Way and extending northwards, beyond the northern end of the Planning Control Area (PCA) at Mills Street, to Welshpool Road, is reserved for the purpose of 'Other Regional Roads' (ORR). The 'Other Regional Roads' reserve extends into PTA's 40 metre rail corridor by 10 metres in these areas.

Refer to Figure 28 – Extract of Metropolitan Region Scheme

City of Canning Local Planning Scheme No. 42

The subject site is not zoned or reserved under the City's LPS 42. LSP 42 provides the zonings for the land immediately adjacent to the subject site, which includes the 'General Industrial', 'Centre' and 'Residential' zones.


Environmental Considerations

A desktop search indicates that the subject site:

- Has no known local, State, national or Aboriginal heritage significance (referring only to matters of European and/or Aboriginal heritage);
- Is not a registered contaminated site;
- Is not located within an identified bushfire prone area under the State Map of Bush Fire Prone Areas; and
- Has a moderate to low risk of acid sulphate soils.

As such, there are no known environmental or heritage issues that would inhibit the development of the subject site for the proposed development. Notably, a Preliminary Environmental Impact Assessment for the project was undertaken by the PTA as part of the reference design process. This did not identify any matters of note relevant to this DA. Native vegetation clearing permits have also been obtained separately by PTA as required.



 Subject Site
  VPLXR Project Extent in the City of Canning
  Existing Train Station


 source: spookfish

Figure 27. Aerial Plan

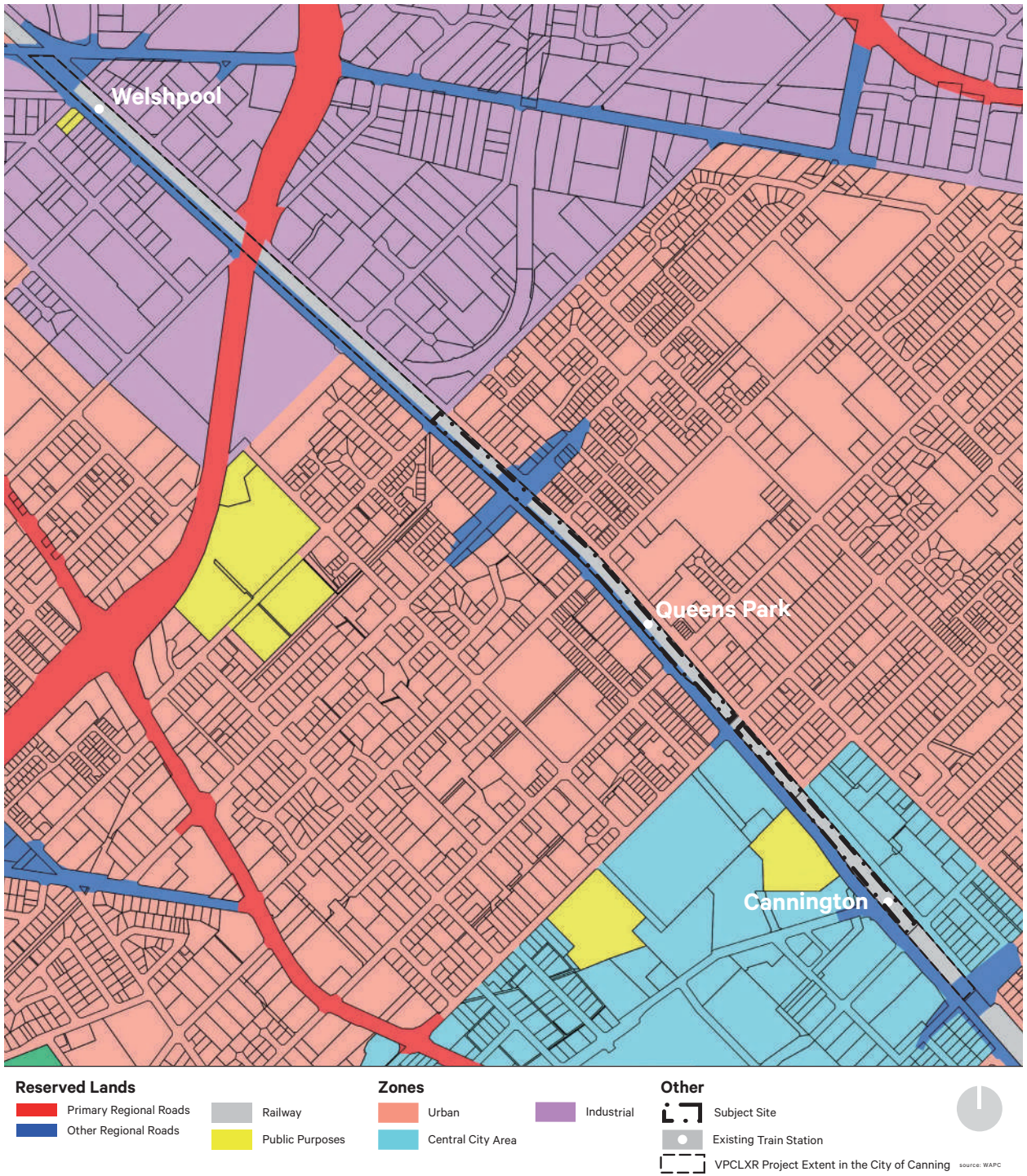


Figure 28. Extract of Metropolitan Region Scheme