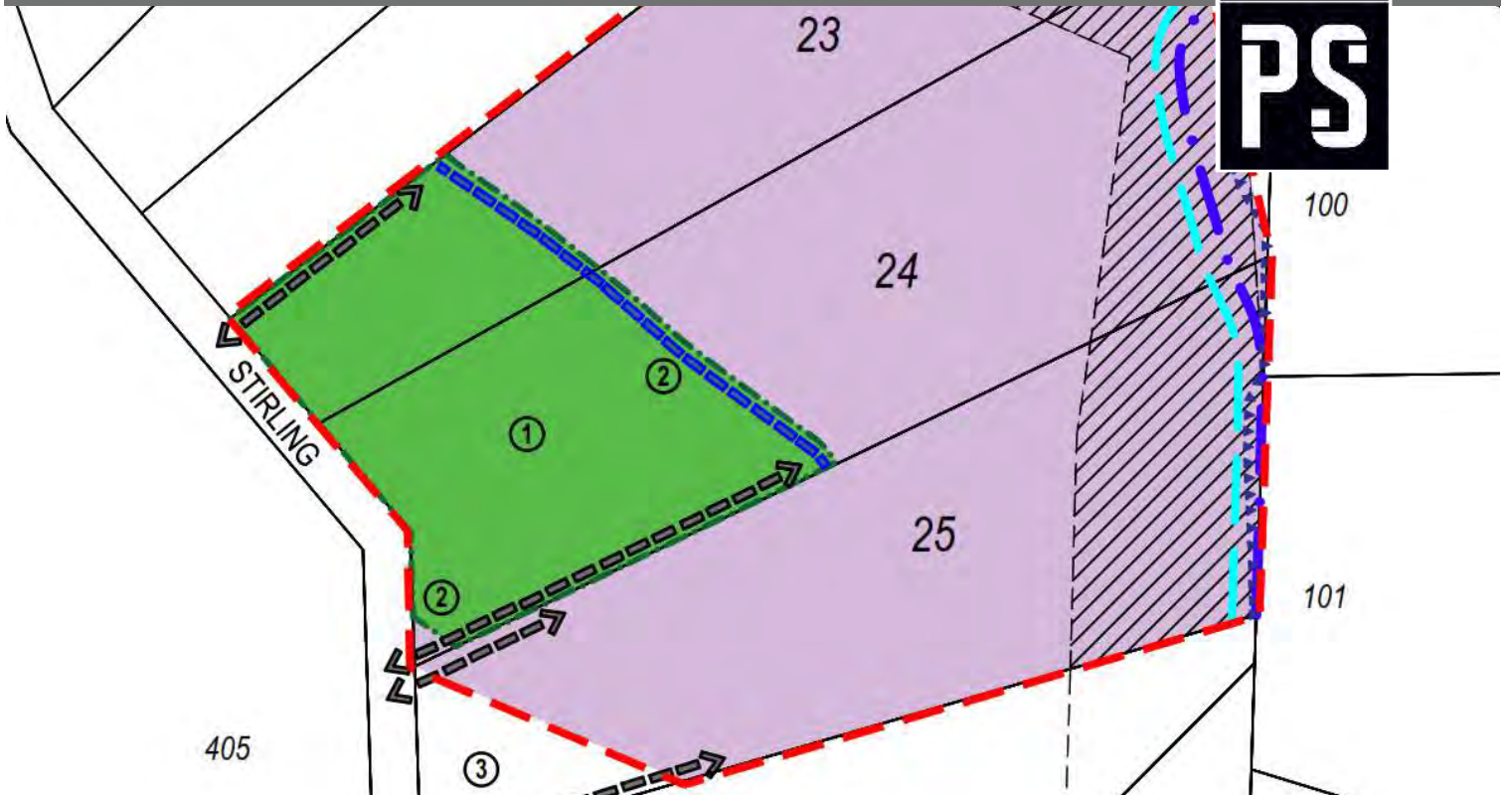


Structure Plan Report

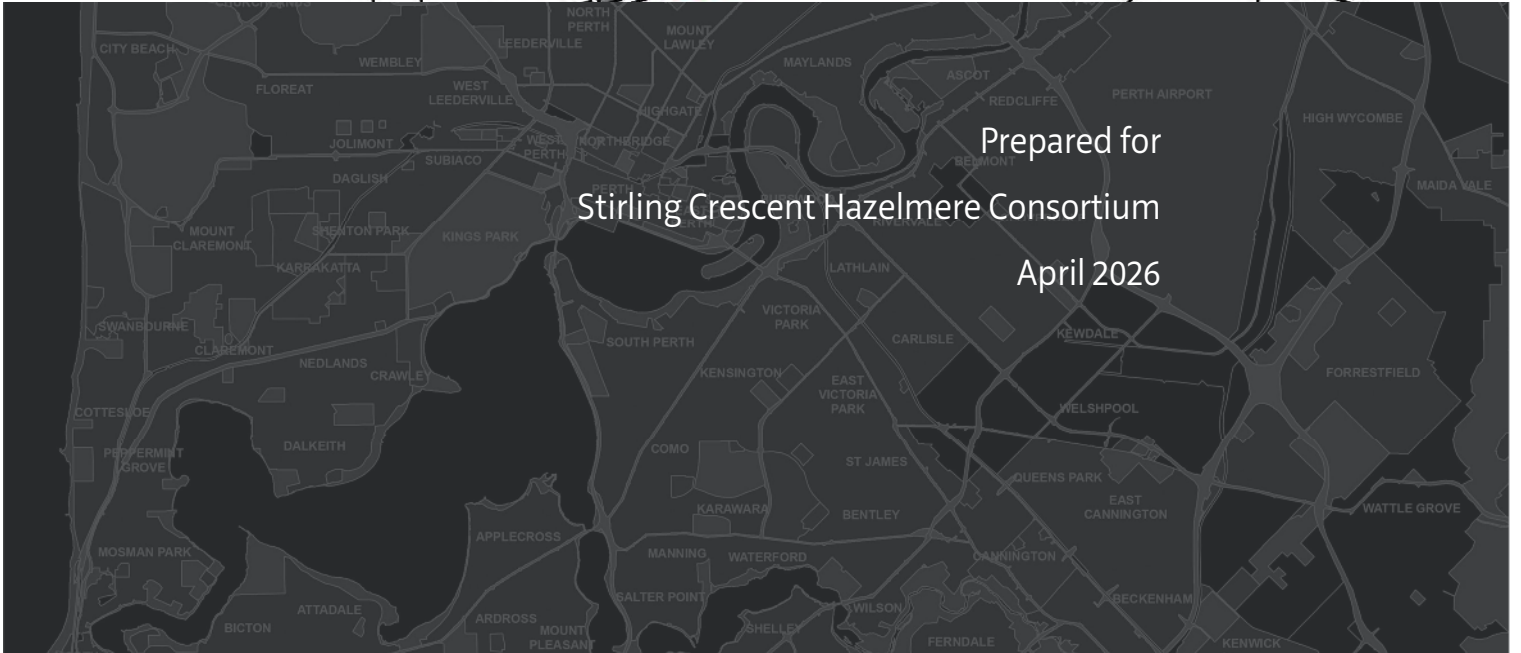
Lots 23-25 Stirling Crescent, Hazelmere

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for
Stirling Crescent Hazelmere Consortium
April 2026




ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Swan
Local Planning Scheme No. 17

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

15 APRIL 2026

Signed for and on behalf of the Western Australian Planning Commission



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

Witness:



Date: 23 APRIL 2026

Date of Expiry: 23 APRIL 2036

Table of amendments

| Amend No. | Summary | Date approved by the WAPC |
|-----------|---------|---------------------------|
| 01 | | |

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Project Details

| | | |
|------------------------|--|--|
| Job number | 9279 | |
| Client | Stirling Crescent Hazelmere Consortium | |
| Prepared by | Planning Solutions | |
| Consultant Team | Town Planning Drafting and Design Traffic Engineering Landscaping Bushfire Environmental Water Management Site and Soil Heritage Project Management | Planning Solutions Planning Solutions Transcore Tim Davies Landscaping Western Environmental Western Environmental MAD3 Galt Geotechnics Three Sisters Heritage DMG |

Document Control

| Revision number | File name | Document date | Prepared | Checked |
|-----------------|---|---------------|----------|---------|
| Rev 00 | 250516 9279_L23-25 Stirling Crescent, Hazelmere Structure Plan (Rev 00) | 16/05/2025 | JB | TE |
| Rev 01 | 260410 9279_L23-25 Stirling Crescent, Hazelmere Structure Plan (Rev 01) | 10/04/2026 | TE | TE |

Executive summary

This Structure Plan is prepared to facilitate the development of Lots 23, 24 and 25 Stirling Crescent, Hazelmere (**subject site**), located within the municipality of the City of Swan.

The proposed structure plan is intended to facilitate the development of the subject site, by assigning a 'Light-Industrial' zone. The Plan is made in accordance with the provisions of the *City of Swan Local Planning Scheme No.17* as well as the *Hazelmere Enterprise Area Structure Plan* (a District Structure Plan), and provides more detailed information and justification to support the subject site being developed for light industrial purposes.

The justification and rationale for the proposed structure plan layout, servicing and additional provisions is contained within this structure plan report, with details provided on the planning background, site conditions, and proposed concept plan.

Table 1 below provides a summary of the proposed development of the structure plan area.

Table 1 – Summary table

| Item | Data | Structure Plan Ref (section no.) |
|---|-------------------------------|----------------------------------|
| Total area covered by the structure plan | 12.31 hectares | Part One |
| Area of each land use proposed: - Light Industrial - Resource Enhancement Wetland | 10.5 hectares 1.8 hectares | Section 5.0 |
| Total estimated lot yield | 3 lots | Section 5.0 |
| Estimated percentage of natural area | 1.8 hectares 14.6 % | Section 5.0 |

This Structure Plan comprises:

- **Part One – Implementation Section**
Includes the Structure Plan map and planning provisions.
- **Part Two – Explanatory Section**
Provides an overview of how the Structure Plan responds to the existing planning framework and local context. It identifies the layers which informed the preparation of the Structure Plan.

Table of contents

| | |
|--|-----------|
| PART ONE: IMPLEMENTATION | 1 |
| 1 STRUCTURE PLAN AREA AND OPERATION | 1 |
| 2 PURPOSE OF THE STRUCTURE PLAN | 1 |
| 3 STAGING OF IMPLEMENTATION | 1 |
| 4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS | 1 |
| 4.1 Subdivision | 1 |
| 4.2 Land use and reserves | 1 |
| 4.3 Other requirements | 2 |
| 5 ADDITIONAL INFORMATION | 3 |
| 5.1 Information to be submitted with a development application..... | 3 |
| 5.2 Studies to be required under condition of subdivision/development approval..... | 3 |
| PART TWO - EXPLANATORY SECTION | 6 |
| 1 INTRODUCTION AND PURPOSE | 6 |
| 2 SITE AND CONTEXT ANALYSIS | 7 |
| 2.1 Physical context | 7 |
| 2.2 Community Context..... | 14 |
| 2.3 Governance context (Legislative and Policy) | 14 |
| 3 OPPORTUNITIES AND CONSTRAINTS ANALYSIS | 21 |
| 3.1 Opportunities and Constraints..... | 21 |
| 3.2 Findings of Technical Reporting | 23 |
| 4 STAKEHOLDER AND COMMUNITY ENGAGEMENT | 33 |
| 4.1 Community Engagement..... | 33 |
| 4.2 Landowner Engagement..... | 33 |
| 4.3 Aboriginal Engagement..... | 33 |
| 4.4 City of Swan..... | 33 |
| 4.5 Department of Planning Lands and Heritage | 34 |
| 4.6 Department of Biodiversity, Conservation and Attractions..... | 34 |
| 4.7 Western Power | 34 |
| 5 DESIGN RESPONSE | 35 |
| 5.1 Land Use..... | 35 |
| 5.2 Wetland and Retention in Private Ownership | 35 |
| 5.3 Foreshore and Aboriginal Heritage..... | 36 |
| 5.4 Bushfire and Access..... | 36 |
| 5.5 Transmission line..... | 36 |
| 5.6 Onsite effluent disposal..... | 36 |
| 5.7 Conclusion | 38 |
| TECHNICAL APPENDICES | 1 |

Plans

Plan 1: Structure Plan Map

Technical and other appendices index

- Appendix 01: Certificate of Title
- Appendix 02: Environmental assessment
- Appendix 03: Local Water Management Strategy
- Appendix 04: Servicing Report
- Appendix 05: Landscaping Report
- Appendix 06: Site and Soil Evaluation
- Appendix 07: Heritage Report
- Appendix 08: Bushfire Report
- Appendix 09: Transport Impact Statement

Part One: Implementation

1 STRUCTURE PLAN AREA AND OPERATION

This structure plan applies to the land identified as Lots 23, 24 and 25 Stirling Crescent, Hazelmere, being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (**structure plan area**). Refer **Plan 01** – Structure Plan Map.

The plan is in effect from the date stated on the cover and for a period of 10 years [or for any other period approved by the WAPC].

This structure plan constitutes a standard local structure plan pursuant to Schedule 2 (**deemed provisions**) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)* and the Special Use Zone requirements of the City of Swan Local Planning Scheme No.17 (**LPS17**).

2 PURPOSE OF THE STRUCTURE PLAN

The purpose of this structure plan is to facilitate the light industrial development of the structure plan area and is made in accordance with the intent and objectives of the *Hazelmere Enterprise Area Structure Plan (HEASP)*, the District Structure Plan for the wider locality.

The key objectives of this structure plan are to:

- Assign the 'Light Industrial' zone to the land to facilitate development.
- Address environmental and Aboriginal heritage considerations.
- Provide a framework for the future development of each of the lots on the basis no further subdivision will occur.

3 STAGING OF IMPLEMENTATION

Development of the site will occur in one stage, with each landowner being responsible for progressing their own development proposals and provision of infrastructure.

4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 Subdivision

It is not intended for the structure plan area to be further subdivided.

4.2 Land use and reserves

Plan 01 designates proposed zones and reserves in the structure plan area.

4.2.1 Zones

The structure plan assigns zones applicable within the structure plan area, and these will guide the future development of the land. Land use permissibility within the structure plan area shall generally be in accordance with the corresponding zone and/or reserve under LPS17.

4.2.2 Road reserves

Should further subdivision occur on Lots 23 and 24 Stirling Crescent Hazelmere a road reserve and shared path extending from the southern lot boundary of lot 24 to the eastern boundary of lots 23 and 24 Stirling Crescent and long the northern side lot boundary of Lot 23 is to be provided.

4.2.3 Public open space

The structure plan does not propose any public open space. Land identified on **Plan 01** as Resource Enhancement Wetland is to be retained in private ownership.

4.2.4 Other reserves

The structure plan does not propose any reserved land.

4.3 Other requirements

4.3.1 Bushfire protection

The structure plan area is located within an identified bushfire prone area on the Department of Fire and Emergency Services *Map of Bushfire Prone Areas 2024*. The future development of each lot will be subject to site specific Bushfire Management Plans (**BMP**).

A reciprocal right of access between lots 23 and 24, covering each of the lots access to Stirling Crescent is required to be in place prior to occupation of any development on these lots.

4.3.2 Infrastructure arrangements

Unless development on the site is connected to reticulated sewer -

- a. Development is restricted to 'dry industry' whereby any development application must demonstrate that the quality and volume of effluent to be disposed of onsite can be successfully disposed of, without adverse environmental or health effects, using effluent disposal systems; and
- b. Development shall be restricted to the type which is predicted to generate, and/or generate wastewater intended for disposal onsite as a daily volume not exceeding 540 litres per 2,000m² of site area.

4.3.3 Aboriginal Cultural Heritage protection

No development is permitted within the Aboriginal Heritage exclusion zone as depicted on **Plan 01**.

Prior to the approval of any future development within the Structure Plan Area, applications for development approval and subdivision shall be referred to the DPLH Heritage and Property Services team for comment.

4.3.4 Development contributions

There are no development contributions applicable to the structure plan.

4.3.5 Protection or management of environmental or landscape features

A 10m foreshore buffer is to be landscaped in accordance with a foreshore management plan approved in consultation with DBCA as a part of any future development or subdivision application.

4.3.6 Water resource management

Each lot shall be responsible for the management of their own stormwater before entering the Helena River.

4.3.7 Powerline easement development restriction overlay

Prior to the approval of any development or works within the Western Power powerline easement, written advice is to be obtained from Western Power and is to be given due regard when determining any development application.

5 ADDITIONAL INFORMATION

5.1 Information to be submitted with a development application

The following additional information is to be submitted at subsequent development application or subdivision application stages – whichever occurs first .

Table 2: Additional information to be submitted at later stages

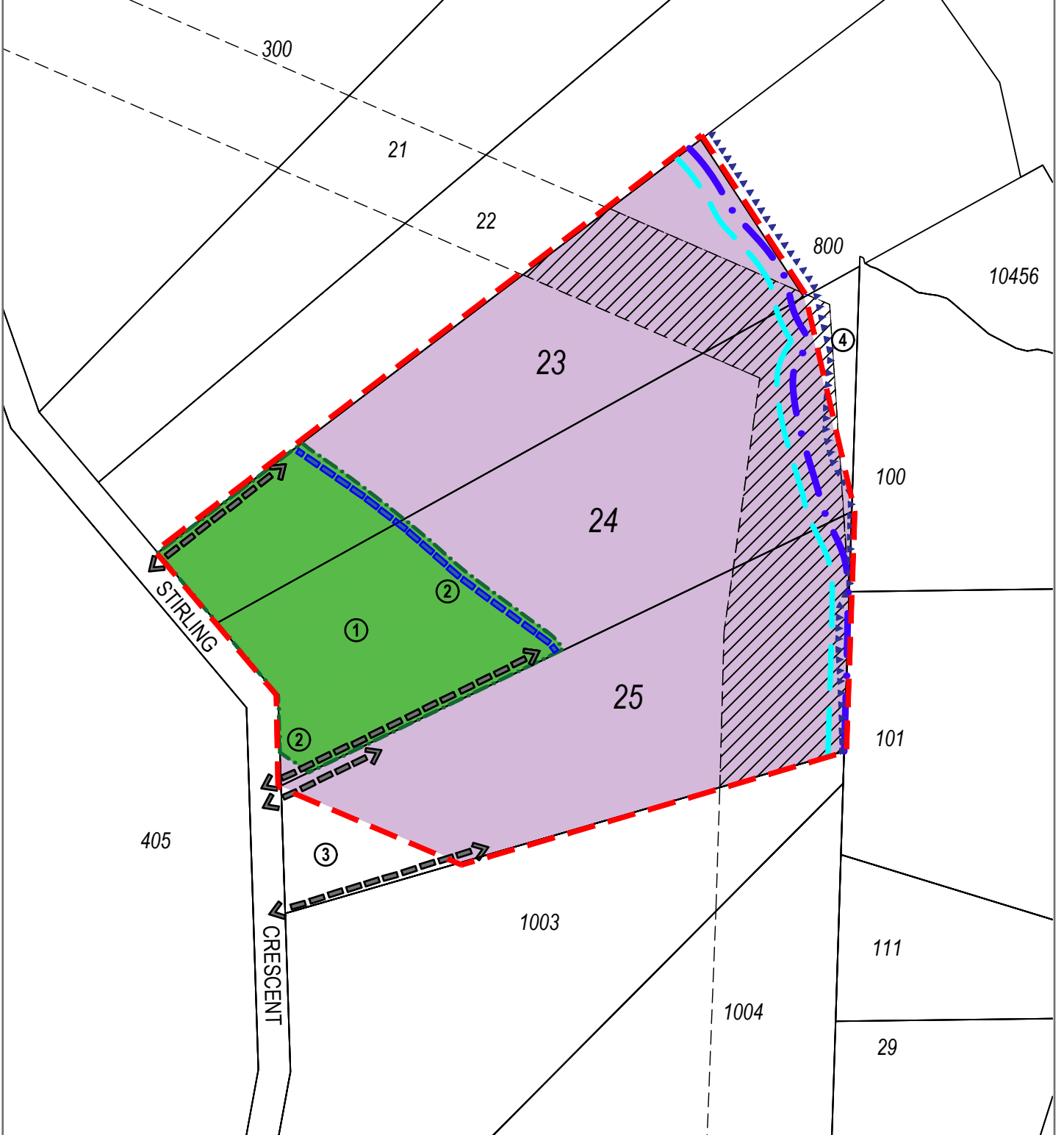
| Additional information / purpose | Approval stage | Responsible agency (consultation required) |
|---|--|--|
| Bushfire Attack Level Assessment and Bushfire Management Plan (if required) All lots | Development Application/Subdivision application whichever occurs first | City of Swan, Department of Fire and Emergency Services (if required) |
| Urban Water Management Plan / Stormwater Management Plan All lots | Development Application/Subdivision application whichever occurs first | City of Swan, Department of Water and Environment |
| Wetland Management Plan & Wetland Buffer Definition Study Lots 23 & 24 | Development Application/Subdivision application whichever occurs first | City of Swan, Department of Biodiversity, Conservation and Attractions |
| Site and Soil assessment to support the treatment of effluent on-site if no connection to sewer is available All lots | Development Application/Subdivision application whichever occurs first | City of Swan |
| Acid Sulfate Soils investigation. Lots 23 & 24 (Lot 25 excluded as earthworks have been undertaken) | Development Application/Subdivision application whichever occurs first | City of Swan |

5.2 Studies to be required under condition of subdivision/development approval

Table 3: Additional information to be submitted at later stages

| Conditions of development approval | Responsible agency |
|--|--------------------|
| Prior to the occupation of development on lots 23 and 24, the owners enter into a reciprocal rights of access easement covering each of the lots access to Stirling Crescent | City of Swan |

| LEGEND | NOTES |
|--|---|
| Structure Plan Boundary | ① Classification of wetland is subject to modification upon environmental assessment |
| Light Industry Zone | ② Extent of wetland buffer to be determined |
| Resource Enhancement Wetland & Buffer | ③ Part of Lot 25 Zoned General Industry - not subject to Structure Plan of SU18 |
| Aboriginal Heritage Exclusion Zone | ④ Part of Lot 24 Reserved Parks and Recreation -MRS not subject to Structure Plan |
| Powerline Easement | |
| Foreshore Boundary Source: AECOM Helena River Foreshore Definition (12 August 2010) | |
| 10m Foreshore Buffer | |
| Access Easement between Lots 23 & 24 | |
| Site Access | |



Part Two - Explanatory section

1 INTRODUCTION AND PURPOSE

Structure plans are forward planning documents that provide a guiding framework for subdivision and development. Structure plans coordinate the provision of land use, road networks, public open space, community facilities, schools and centres of activity, services and infrastructure.

This structure plan has been prepared in accordance with the City of Swan (**City**) Local Planning Scheme No. 17 (**LPS17**), the relevant Deemed Provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015 (LPS Regs)*, as well as the *Hazelmere Enterprise Area Structure Plan (HEASP)*.

The purpose of this structure plan is to facilitate the light industrial development of Lots 23, 24 and 25 Stirling Crescent, Hazelmere (**structure plan area, site**).

With the support of the technical data, the proposed structure plan provides for the following:

- Zoned areas for development.
- Water management.
- Heritage strategy.
- Environmental assessment.
- Servicing strategy.

Once endorsed, the structure plan will guide the development, land use, and environmental controls for the structure plan area. In accordance with the LPS Regs, the structure plan does not seek to provide detailed development standards or additional requirements.

As required by the Department of Planning, Lands and Heritage (**DPLH**), the form and content of the proposed structure plan has been prepared in accordance with the requirements of LPS17 and the WAPC's *Planning Manual – Guidance for Structure Plans (August 2023)*.

2 SITE AND CONTEXT ANALYSIS

2.1 Physical context

2.1.1 Location

The structure plan area is located within the municipality of the City of Swan, within the Hazelmere Enterprise Area. The site is situated approximately 14.5km northeast of Perth City Centre, 3.0km east of the Guildford Town Centre and 3.0km northeast of Perth Airport. Roe Highway is located 0.5km to the east of the structure plan area and provides access to Great Eastern Highway Bypass and the wider metropolitan region.

From a regional context, the site is well located to major regional road, rail and aeronautical transport networks and is in proximity to the Strategic Regional Centre of Midland.

The structure plan area is spatially defined by Stirling Crescent to the southwest, Helena River to the northeast, and existing industrial land to the south. The boundary of the structure plan is also codified by LPS17.

2.1.2 Surrounding area and land use

The site is located within an established industrial and logistics area and is surrounded by a mix of warehouse, logistics and transport related activities. The site also abuts the Helena River which is a key environmental feature of the landscape and forms the northern boundary of the wider Hazelmere industrial area. Key land uses and attractions in the immediate locality are:

- Perth Airport, situated approximately 3.5km south west.
- The Helena River, situated on the northern boundary of the subject site.
- St. John of God, Midland, situated approximately 1.1km north west.
- Guildford Town Centre, situated approximately 3.2km east.

Refer **Figure 1 and 2** for context and an aerial of the site.

2.1.3 Site tenure, ownership and land use/buildings

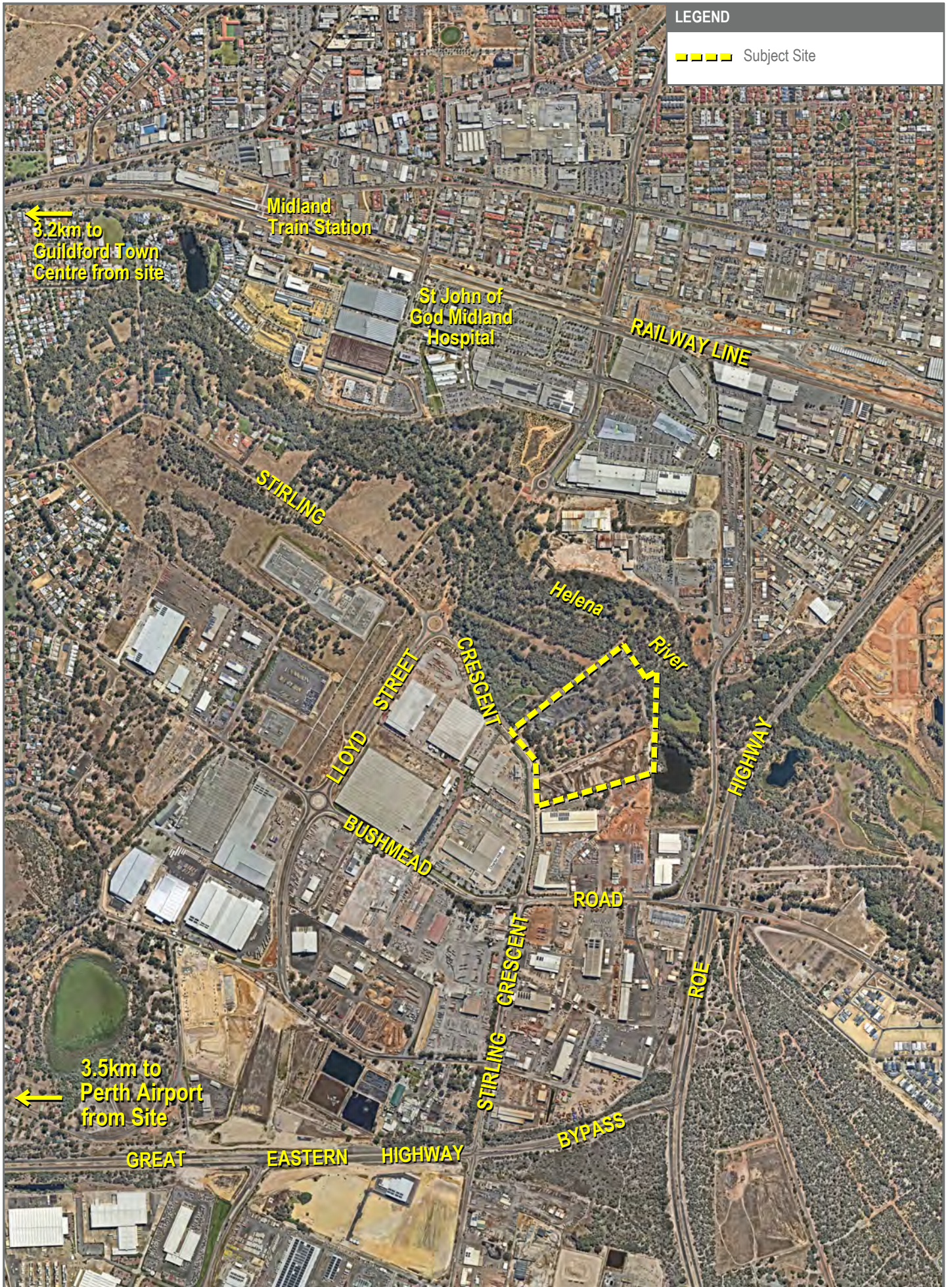
Tenue and ownership

The structure plan area comprises three freehold lots and is identified as Lots 23, 24 and 25 Stirling Crescent, Hazelmere. All three landowners are party to the structure plan preparation. Each landowner intends to develop their property independently, removing the need for land assembly or subdivision. Refer **Table 2** for lot details.

Table 2: Lot details

| Lot | Ownership | Deposited Plan | Volume | Folio | Area (hectares) |
|-------------------|------------------------------|----------------|--------|-------|-----------------|
| 23 | 5 owners – refer CT attached | 4566 | 2159 | 936 | 3.749 |
| 24 | RIDGEPORT HAZELMERE PTY LTD | 4556 | 2125 | 706 | 5.1597 |
| 25 | LOT 25 SCH PTY LTD | 4556 | 2125 | 708 | 4.100 |
| TOTAL AREA | | | | | 13.0087 |

Refer **Appendix 1** for a copy of the Certificates of Title and Deposited Plan and **Figure 3**, Cadastral Map.



LEGEND

■ Subject Site

3.2km to Guildford Town Centre from site

Midland Train Station

St John of God Midland Hospital

RAILWAY LINE

STIRLING

Helena

River

LLOYD STREET

CRESCENT

HIGHWAY

BUSHMEAD

ROAD

STIRLING CRESCENT

ROE

3.5km to Perth Airport from Site

GREAT EASTERN HIGHWAY

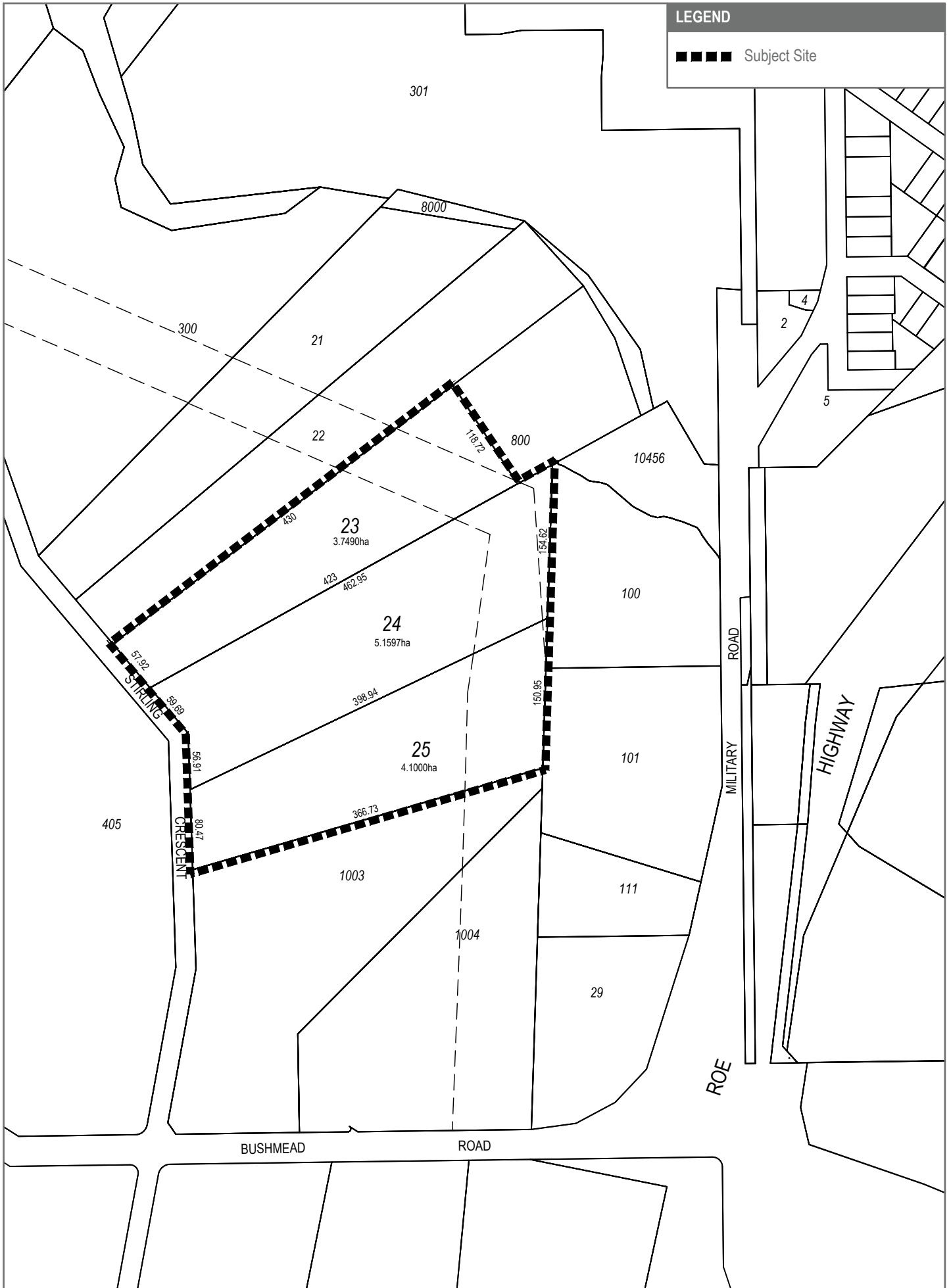
BYPASS





LEGEND

--- Subject Site



Land Use / Buildings

The structure plan area includes buildings, sheds and storage areas on Lot 23 and 24.

Lot 25 is subject to an existing development approval for hardstand and open-air storage. At the time of preparing this structure plan works to implement this approval are underway.

The surrounding area is characterised by large industrial sheds and logistics operations. The future development of the site will align with this existing amenity in terms of scale and nature of land use.

Refer **Photos 01 – 06** for images of the location and existing works.

2.1.4 Environment

The site is subject to several environmental considerations which are canvassed in more detail in the following sections of this report and are supported by technical reporting. In relation to the key environmental factors the following is relevant.

- Soils:** The site is mapped as potentially containing Acid Sulfate Soils, however the development of the land is not expected to impact these soils.
- Vegetation:** Vegetation on the site is mapped as Degraded to Completely Degraded. Any clearing will require a permit or valid exemption.
- Topography:** The site is on a slight slope from west to east, with a high of 16.6mAHD in the southwest, and 10.8mAHD in the northeast (**Figure 4**).
- Total water cycle:** Water will be managed to ensure stormwater is appropriately treated to maintain and enhance the health of the Helena River.
- Landscape features:** The Helena River and environs are a key landscape feature. The structure plan will include measures to ensure the health of the Helena River is maintained and enhanced.

2.1.5 Infrastructure and Servicing

Key infrastructure and servicing considerations have been analysed to support the structure plan and address the following:

- Transport networks:** Stirling Crescent located along the western boundary of the site, is classified as an access road, and provides connection for the site to the Perth Metropolitan Region.
- Power supply:** The supply of power for the site is from the Hazelmere substation on the corner of Bushmead Road and Central Avenue, Hazelmere. The network has limited available capacity and may need to be reinforced to service future light industrial land uses.
- Sewerage:** The site is not serviced by sewer and will instead be serviced via on-site effluent disposal systems (with land use restricted to *dry industries*).
- Water:** The nearest water main is located 400m to the south of the subject site, at the corner of Bushmead Road and Stirling Crescent and may need to be extended along the road reserve of Stirling Crescent to service the site.

The site is capable of being serviced by existing or extended infrastructure. In relation to effluent disposal, the extension of the existing reticulated system is not economically viable at present. A site and soil assessment has been undertaken to confirm the site is capable of being serviced by on-site effluent disposal systems.



Photo 01: Stirling Crescent (North)



Photo 02: Stirling Crescent (South)



Photo 03: Power transmission lines



Photo 04: View of Lot 24 (North)



Photo 05: View of Lot 25 (West)



Photo 06: View of Lot 25 (East)

LEGEND

■■■■■ Subject Site

Lot 25 - Survey Date 29/04/2024

Lot 23 & 25 - survey Date 19/03/2025



2.2 Community Context

The development of the site will increase local and regional employment opportunities during both construction and operational phases of future development.

From a cultural heritage perspective, the Helena River is an important site for Aboriginal people. The structure plan has identified areas abutting the river that should be protected from development.

2.3 Governance context (Legislative and Policy)

2.3.1 Perth and Peel at 3.5 Million

Perth and Peel at 3.5 Million is the overarching spatial framework and strategic plan that establishes a vision for the future growth of the Perth and Peel regions. It provides the framework to guide detailed planning and delivery of housing, infrastructure and services for a variety of growth scenarios. A medium density connected city model is put forward as the preferred means to achieve a liveable, prosperous, accessible, sustainable and responsible city.

Due to the size and complexity of strategic planning for the metropolitan area, sub-regional strategies were prepared to provide guidance at a sub-regional level. The structure plan area site falls within the southern metropolitan sub-region.

2.3.2 City of Swan Local Planning Strategy

The City of Swan's Local Planning Strategy (**strategy**) was endorsed by the WAPC in August 2020 and provides the direction for the planning and development of the City in conjunction with LPS17.

The strategy identifies Hazelmere as an industrial centre which is important to providing employment and self-sufficiency to the City. It recognises that more than 190 hectares of employment generating land has been 'freed up' within in the Hazelmere Enterprise Area since its implementation in 2011.

The intent of the structure plan is consistent with the vision put forward by the strategy.

2.3.3 Guildford Hazelmere Local Area Plan

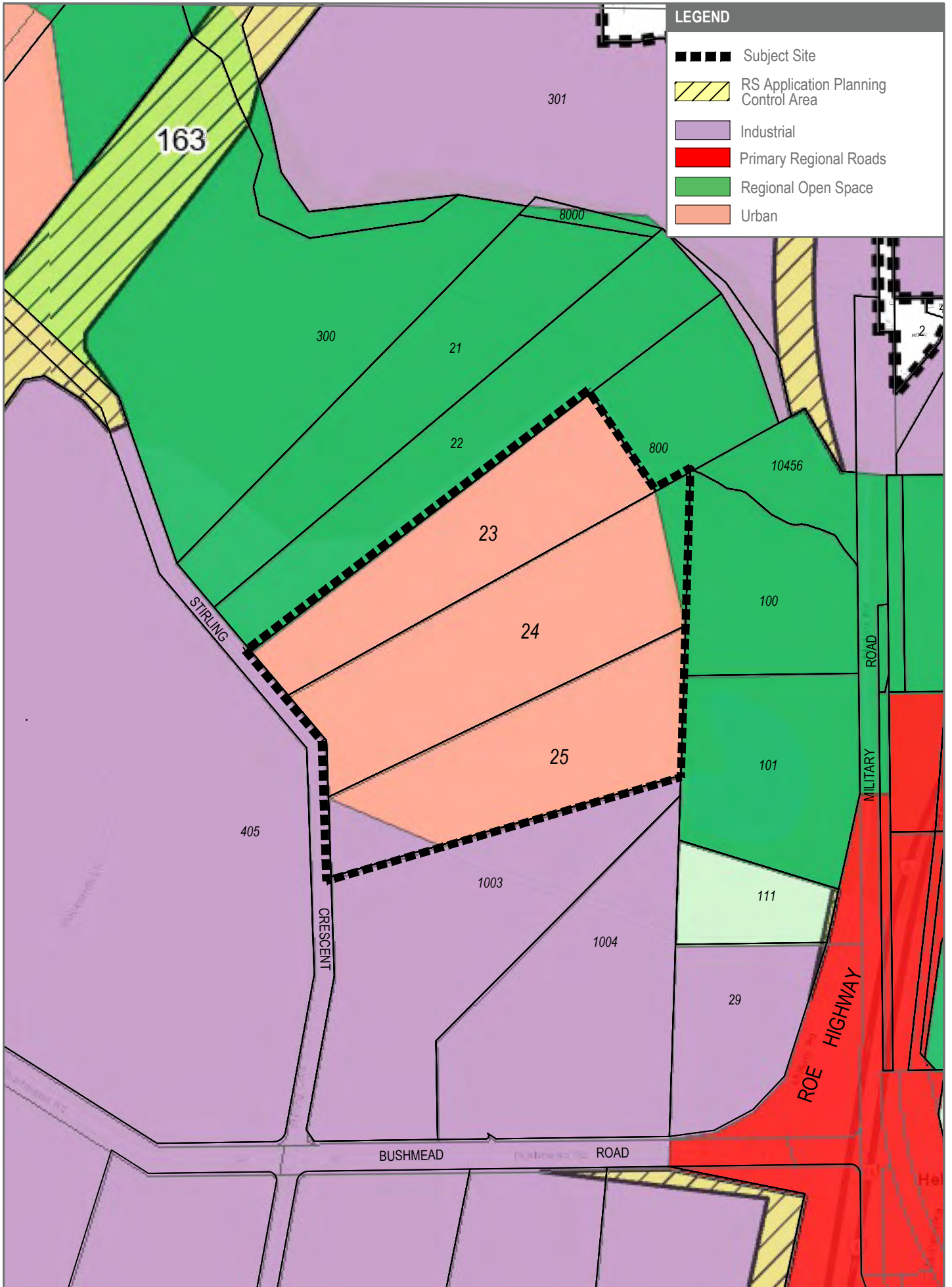
The Guildford Hazelmere local area plan seeks to identify future land use, strategies and actions specific to the local area through consultation with the community. The primary action relating to the structure plan area is to promote and facilitate the Hazelmere Enterprise Area through the implementation of the HEASP.

The structure plan has been developed and guided by the requirements of the HEASP and is consistent with the vision for Hazelmere.

2.3.4 Metropolitan Region Scheme

The structure plan area is zoned 'Urban' under the Metropolitan Region Scheme (**MRS**). Approximately 4,630m² of the southern corner of Lot 25 (outside the structure plan area) is zoned 'Industrial' under the MRS. The eastern portion of Lot 24 (outside the structure plan area), of approximately 2,606m² is reserved 'Parks and Recreation' under the MRS. All lots adjoining the site to the north and east are reserved 'Parks and Recreation'. Refer **Figure 5, Metropolitan Region Scheme**.

The local structure plan will facilitate the development of the site for light industrial purposes, whilst ensuring the protection of the existing Parks and Recreation reserve.



2.3.5 City of Swan Local Planning Scheme No.17

The structure plan area is subject to the provisions of the City's LPS17. Pursuant to LPS17, the structure plan area is zoned 'Special Use Zone No.18'. Part of the southern corner of Lot 25 (outside the structure plan area) is zoned 'Industrial' under LPS17. Refer **Figure 6**, LPS17 zoning map.

Special Use Zone

Pursuant to clause 4.5 of LPS17, the conditions of the Special Use Zone No.18 (**SU18**) are:

A structure plan prepared and approved pursuant to Part 4 of the deemed provisions shall apply to the area to guide subdivision and/or development.

This structure plan has been prepared in accordance with the provisions of the LPS Regs and has been guided by the HEASP and SU18 provisions.

The structure plan will facilitate the light industrial development of the structure plan area, whilst taking into consideration the environmental, heritage, and servicing requirements for the site. No subdivision is proposed or provided for by the structure plan.

Flood prone area

Under the provisions of LPS17, the structure plan area is also within a mapped Flood Prone Area (specifically Lot 23), in accordance with the 1 in 100-year flood levels defined by the *Department of Environment, Water and Catchment Protection*.

2.3.6 Hazelmere Enterprise Area Structure Plan

The HEASP was adopted by the WAPC on the 18th October 2011 and remains valid until the 19th October 2025. The HESAP is a District Structure Plan.

The HESAP includes a vision and objectives for the area and provides guidance for further planning to occur, including a requirement for Local Structure Planning for certain planning precincts.

The HEASP vision is:

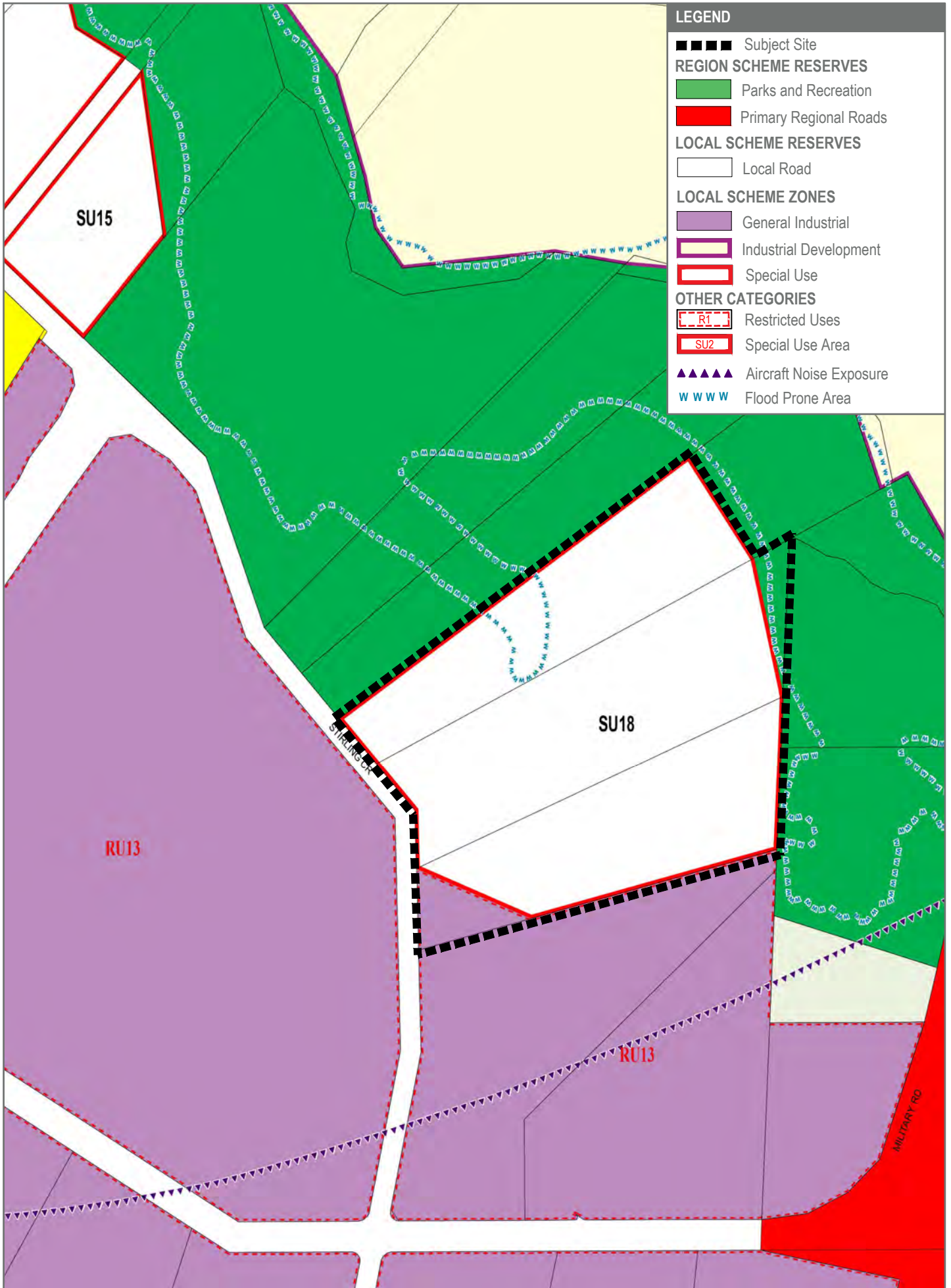
Hazelmere Enterprise Area will become an inter-regional transport hub that integrates logistics infrastructure with digital communication in a dynamic business-focussed location.

Regional ecological assets will be enhanced by connecting the Helena River and Hazelmere Lakes with a network of landscaping, stormwater management and infrastructure corridors to ultimately improve the water quality through an integrated swale system; improving a quality environment for workers and surrounding residents.

The subject site is located within Precinct 2B which is envisioned for institutional uses/light industry. The development requirements for Precinct 2B are:

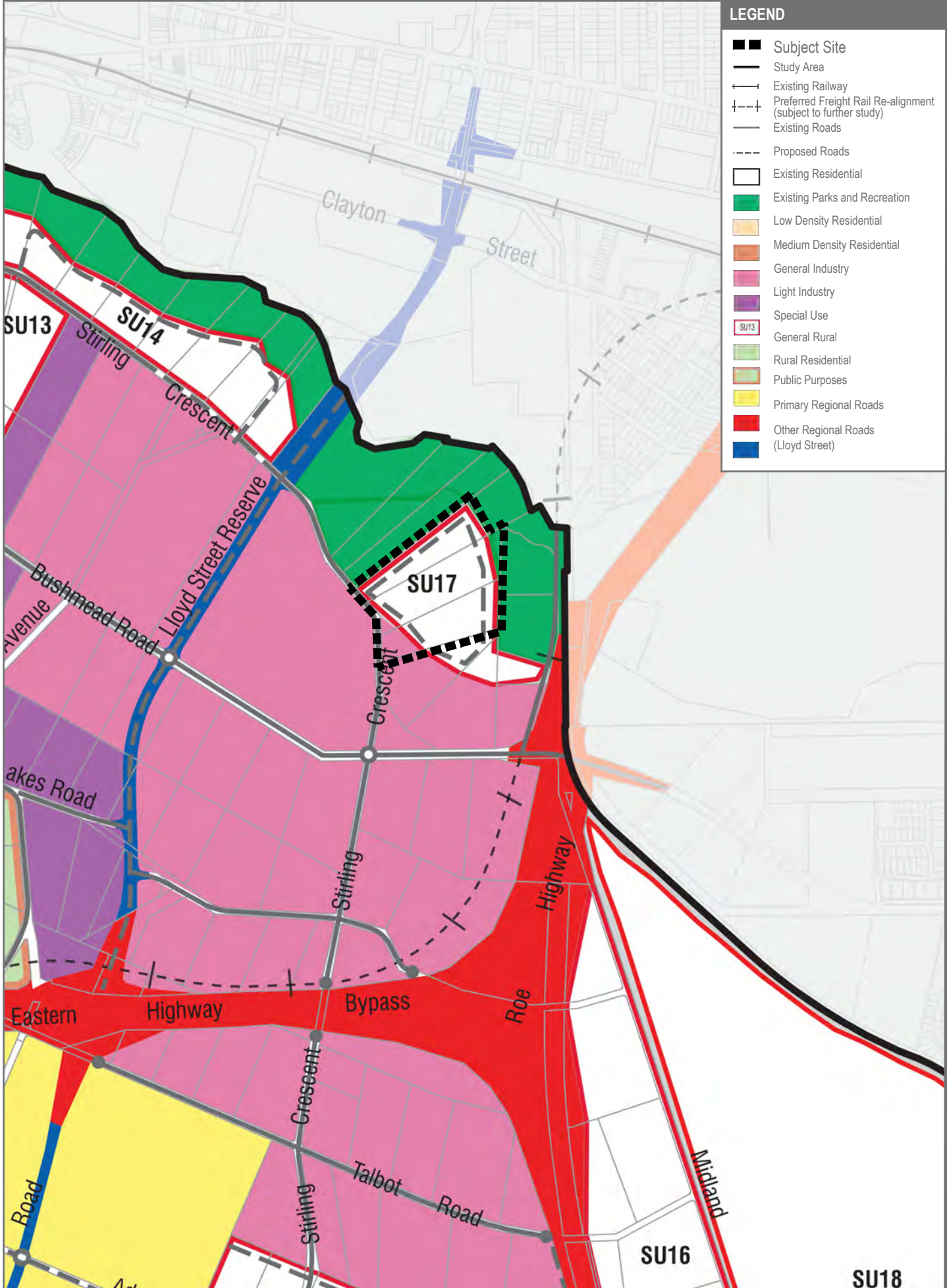
- Provision of a road interface adjacent to and along the entire length of the Helena River Reserve.
- Reticulated sewerage is to be provided to facilitate the institutional uses and/or light industrial uses.
- Local Structure Plans are required to facilitate the development of the subject sites.

The requirements of the HEASP have been reviewed and addressed as part of this structure plan. Refer **Figure 7**, Hazelmere Enterprise Area Structure Plan.



LEGEND

- Subject Site
- REGION SCHEME RESERVES**
- Parks and Recreation
- Primary Regional Roads
- LOCAL SCHEME RESERVES**
- Local Road
- LOCAL SCHEME ZONES**
- General Industrial
- Industrial Development
- Special Use
- OTHER CATEGORIES**
- Restricted Uses
- Special Use Area
- ▲▲▲▲ Aircraft Noise Exposure
- W W W W Flood Prone Area



LEGEND

- Subject Site
- Study Area
- Existing Railway
- - - Preferred Freight Rail Re-alignment (subject to further study)
- Existing Roads
- - - Proposed Roads
- Existing Residential
- Existing Parks and Recreation
- Low Density Residential
- Medium Density Residential
- General Industry
- Light Industry
- Special Use
- General Rural
- Rural Residential
- Public Purposes
- Primary Regional Roads
- Other Regional Roads (Lloyd Street)



2.3.7 State Planning Policies

State Planning Policy 2.9 – Water Resources

State Planning Policy 2.9 – Water Resources (SPP2.9) provides provisions relating to the planning, protection, and management of the surface and groundwater catchments. A District Water Management Strategy (DWMS) was prepared as part of the HEASP. The requirements of the DWMS have informed the preparation of the Local Water Management Strategy (LWMS), prepared to support

The structure plan has been prepared in accordance with the provisions of SPP2.9, including water management, provision for drainage and wastewater disposal, and retention of vegetation, where possible.

State Planning Policy 3 - Urban Growth and Settlement

State Planning Policy 3 – Urban Growth Settlement (SPP3) applies to all development throughout Western Australia. The policy notes that orderly planning of urban growth and settlement should be facilitated by structure plans, which should consider the strategic and physical context of the locality, provide for the development of safe, convenient and attractive neighbourhoods which meet the diverse needs of the community, and facilitate logical and timely provision of infrastructure and services.

The structure plan has been made in accordance with the principles and objectives of SPP3.

State Planning Policy No. 3.6 – Development Contributions for Infrastructure

State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP3.6) outlines the relevant considerations and principles for developer contributions for infrastructure, and the preparation of development contribution plans.

The structure plan area site is not located within any Development Contribution Area under LPS17. Given the structure plan can be implemented without the need for subdivision or co-ordination of infrastructure no developer contribution arrangements are proposed.

State Planning Policy 3.7 – Bushfire

State Planning Policy 3.7 – Bushfire (SPP 3.7) seeks to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfires on property and infrastructure and is supported by the *Planning for Bushfire Guidelines*. The policy contains objectives and policy measures, which apply to all land-use development proposals at varying stages of the development process. Bushfire reporting has been prepared in support of the structure plan.

State Planning Policy 4.2 – Activity Centres for Perth and Peel

State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2) specifies the broad planning requirements for the planning of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. SPP4.2 includes objectives for a range of activity centres, including Perth capital city, strategic metropolitan, secondary, specialised, district, and neighbourhood centres.

Midland is the closest identified Activity Centre to the subject site, and is identified as a Strategic Centre, pursuant to SPP4.2. Whilst not within the boundaries of the Centre, the proposed future industrial development intended by this structure plan will help support the ongoing economic sustainability and employment of the centre.

State Planning Policy 5.4 – Road and Rail Noise

State Planning Policy 5.4 – Road and Rail Noise (SPP5.4) regulates the acceptable exposure levels for noise from strategic and/or significant freight routes and major traffic routes on sensitive land uses and development and applies to the preparation and assessment of new planning instruments, including structure plans.

An area of approximately 7,300m², along the eastern boundary of Lot 25 and southeastern corner of Lot 24 is identified as being within the SPP5.4 trigger distance due their proximity to Roe Highway (approximately 260m east of the site). No sensitive land uses will be developed on the site in the future.

State Planning Policy 7 – Design of the Built Environment

State Planning Policy 7 – Design of the Built Environment (SPP 7) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP 7.0 establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals. Where applicable, these principles have guided the preparation of the structure plan, noting that the final built form will be subject to SPP7.

2.3.8 City of Swan Local Planning Policies

POL-TP-124 Building and Development Standards – Industrial Zones

The City of Swan's *POL-TP-124 Building and Development Standards – Industrial Zones (TP124)* provides building and development standards for development within the Light Industrial, General Industrial and Industrial Development Zones.

The Policy provisions relate to parking, setbacks, landscaping, refuse and storage areas and facades. These provisions will be applicable to any future development within the structure plan area.

POL-C-104 Environmental Planning

The City of Swan's *POL-C-104 Environmental Planning (C104)* outlines the requirements for the investigation and management of natural environment assets which must be addressed through the structure planning process.

This includes requirements for a LWMS which has been developed to support the structure plan. It is expected that other management plans can be implemented at the point of development over the site.

3 OPPORTUNITIES AND CONSTRAINTS ANALYSIS

3.1 Opportunities and Constraints

Based on the physical, community and governance context of the site, supported by a site inspection and view of the site surrounds a range of elements have been identified that influence the formation of the structure plan. Often these elements can be both opportunities and constraints (**Figure 8**).

3.1.1 Powerline Easement

The structure plan area is traversed by high voltage power lines which are protected by an easement to Western Power. This easement constrains the land in-so-far as it imposes restrictions on what development and works can occur within the easement. Restrictions include buildings, landscaping over 3.0m in height, storage of large objects, bringing any vehicle over 4.5m in height into the easement area, or parking any vehicle or machinery over 2.5m in height. Western Power can vary these requirements on a case-by-case basis. Any development application will need to be referred to Western Power for comment before being determined.

3.1.2 Existing General Industry Zone

A portion of the structure plan area is already zoned 'General Industry' under the City's LPS17. This existing zoning on the land supports the future zoning of the land to industry and represents a 'rounding off' of the existing industrial zoning of the locality.

3.1.3 Existing Industrial Interface

Land immediately abutting the structure plan area to the south is zoned General Industry. The allocation of a Light Industry zoning to the structure plan area is a logical extension of this zoning and importantly is a zone that won't undermine the operation or function of existing land uses adjoining the site.

3.1.4 Resource Enhancement Wetland

A Resource Enhancement Wetland (REW) is mapped on lots 23 and 24. Typically a REW requires a 30m buffer. With the approval of relevant agencies, the buffer can be used for landscaping, drainage, and for access. The REW presents a constraint on the land.

3.1.5 Parks and Recreation Reserve

Whilst not within the boundary of the structure plan, a small portion of lot 24 is reserved Parks and Recreation under the MRS. This will be dealt with outside the structure planning process. More generally the structure plan area is bounded in the north and east by land reserved Parks and Recreation associated with the Helena River. This provides a level of visual amenity to any future development.

3.1.6 Aboriginal Heritage Exclusion Zone

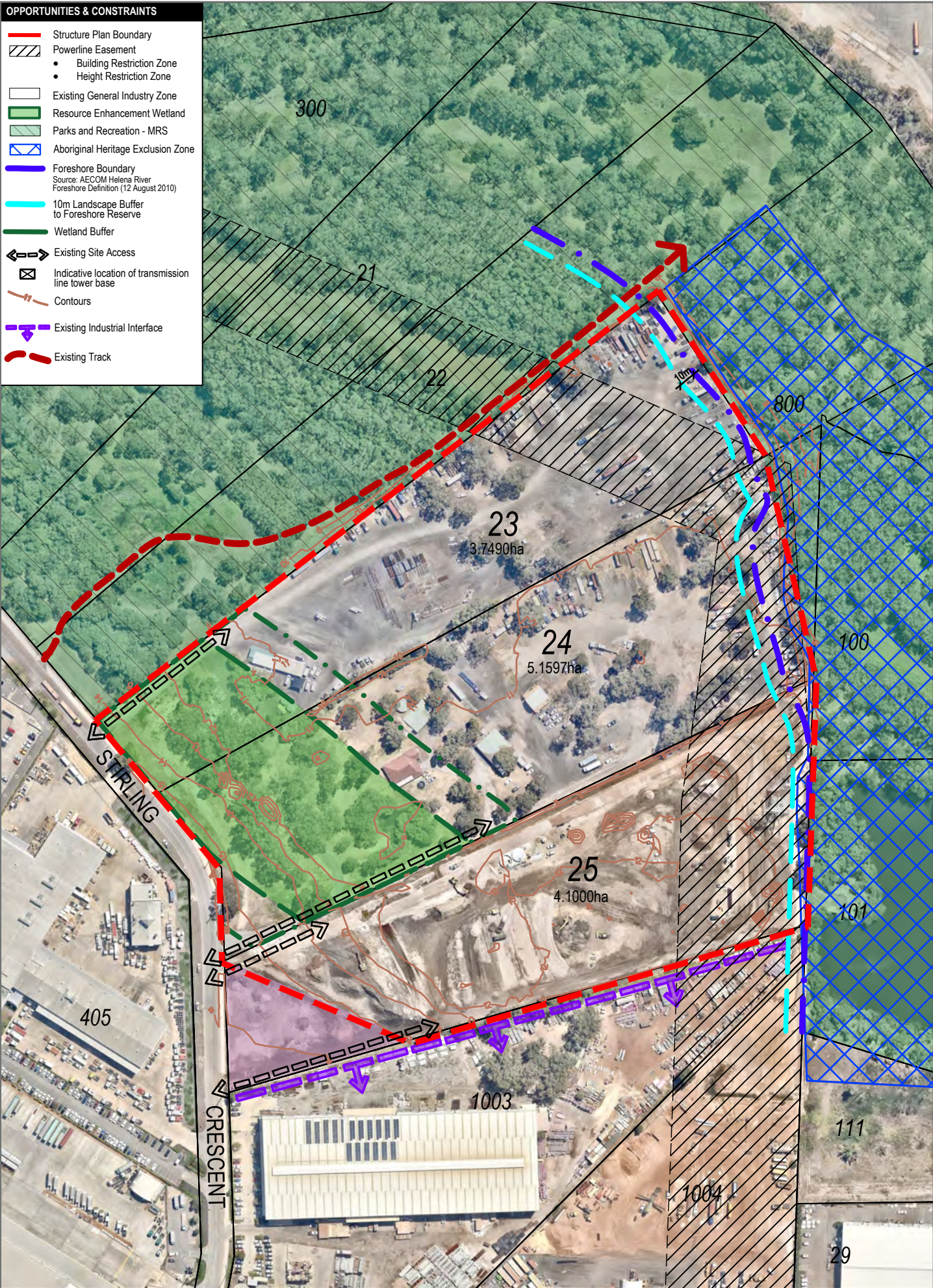
Aboriginal Heritage areas are mapped within the general locality of the Helena River and overlap the eastern boundary of the structure plan area in places. This area should be retained and remain undeveloped. Whilst this represents a constraint it has less of an impact on the land than the foreshore boundary.

3.1.7 Foreshore Boundary

The mapped foreshore boundary encroaches into lots 23 and 24, with a minor encroachment into the northeastern corner of lot 25. A 10m landscaped buffer to the foreshore boundary will be required. The buffer presents an opportunity for drainage and to protect aboriginal cultural heritage.

OPPORTUNITIES & CONSTRAINTS

- Structure Plan Boundary
- Powerline Easement
- Building Restriction Zone
- Height Restriction Zone
- Existing General Industry Zone
- Resource Enhancement Wetland
- Parks and Recreation - MRS
- Aboriginal Heritage Exclusion Zone
- Foreshore Boundary
Source: AECOM Helena River
Foreshore Definition (12 August 2010)
- 10m Landscape Buffer to Foreshore Reserve
- Wetland Buffer
- Existing Site Access
- Indicative location of transmission line tower base
- Contours
- Existing Industrial Interface
- Existing Track



3.1.8 Existing Site Access

Each of the lots have existing access which is to be retained. This presents an opportunity for lots 23 and 24, particularly given the access traverses the REW.

3.1.9 Existing Track

An existing gated track within the adjoining Parks and Recreation reserve to the north provides pedestrian and controlled vehicle access to the Helena River for recreation and maintenance purposes.

3.1.10 HEASP Road interface

The HEASP precinct plan and vision plan identified a possible future road within lots 23 – 25 and lots 1003 – 1004 and abutting the Helena River foreshore. Should this be required it would be a constraint on the land. Given development has occurred on Lots 25, 1003 & 1004 without the need for a road there is an opportunity to seek a variation to not require it.

3.2 Findings of Technical Reporting

The section provides a summary of the environmental site conditions and constraints relating to structure plan area, as well as identified land use considerations. The below is informed by the following reporting, as well as a desktop review of Government databases and mapping.

- Environmental Assessment. Refer **Appendix 2**.
- Local Water Management Strategy. Refer **Appendix 3**.
- Servicing Report. Refer **Appendix 4**.
- Landscaping Report. Refer **Appendix 5**.
- Site and Soil Evaluation. Refer **Appendix 6**.
- Aboriginal Heritage Report. Refer **Appendix 7**.
- Bushfire Report. Refer **Appendix 8**.
- Transport Impact Statement. Refer **Appendix 9**.

Each of the co-consultants were briefed on the opportunities and constraints of the site to ensure a holistic approach towards the structure plan preparation. The co-consultant reports consider these key opportunities and constraints. A summary of their findings is outlined below.

3.2.1 Environmental

Western Environmental conducted environmental field monitoring, site visits and desktop assessments of the site to provide recommendations on the layout and provisions of the proposed structure plan. Specifically, they reviewed the existing vegetation, flora and fauna, wetlands and foreshore reserve.

Vegetation and Flora

The structure plan area currently comprises areas of cleared land that has historically supported rural land uses. A flora and vegetation survey was undertaken on 5th March 2025 and identified five vegetation types, covering a total area of 3.67ha, four of which are considered to represent native vegetation.

The vegetation located on the eastern boundary of the site, associated with the Helena River foreshore area, contains the best condition native vegetation (degraded) comprising *Corymbia calophylla* and *Eucalyptus rudis* woodland with scattered *Melaleuca raphiophylla* over weedy grassland, making up an area of approximately 0.35 ha. The rest of the vegetation on the site is in a Completely Degraded condition.

The narrow strip of up to 48m in width along the eastern boundary of the structure plan area intersects with a mapped DWER Environmentally Sensitive Area (ESA) associated with the Conservation Category Wetland. No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) were confirmed on the site.

No occurrences of priority or threatened flora were recorded within the site. There are no bush forever sites within the structure plan area.

The report recommended that if clearing of native vegetation is required for further development, a Native Vegetation Clearing Permit (NVCP), or valid exemption is required.

Fauna

A targeted black cockatoo assessment was undertaken in line with the DCCEEW (2022) referral guidelines for the WA threatened black cockatoo species including *Carnaby's black cockatoo* (*Zanda latirostris*) and *forest red-tailed black cockatoo* (*Calyptorhynchus banksii*). As the site falls outside of the modelled breeding and foraging distribution of and *Baudin's black cockatoo* (*Zanda baudinii*), they were not considered within the assessment.

No evidence of black cockatoo utilisation was observed during the survey. A total of 188 potential future nesting trees (Bamford Class 4 or 5) were identified on the site. None of the identified breeding habitat trees showed signs of potential nesting hollow development (Class 5 trees, 140 trees), or contained only small, or inaccessible hollows (Class 4 trees, 44 trees).

A total of 40 potential nesting trees are located within the Resource Enhancement Wetland area. The report recommended the retention of breeding trees be prioritised during future development stages, where possible.

Wetlands

Mapping undertaken by the Department of Biodiversity, Conservation and Attractions (DBCA (DBCA-019) identifies three wetlands as intersecting the site.

A Conservation Category Wetland is located on the eastern side of Lot 24 and is considered to be part of the foreshore area, categorised as a floodplain.

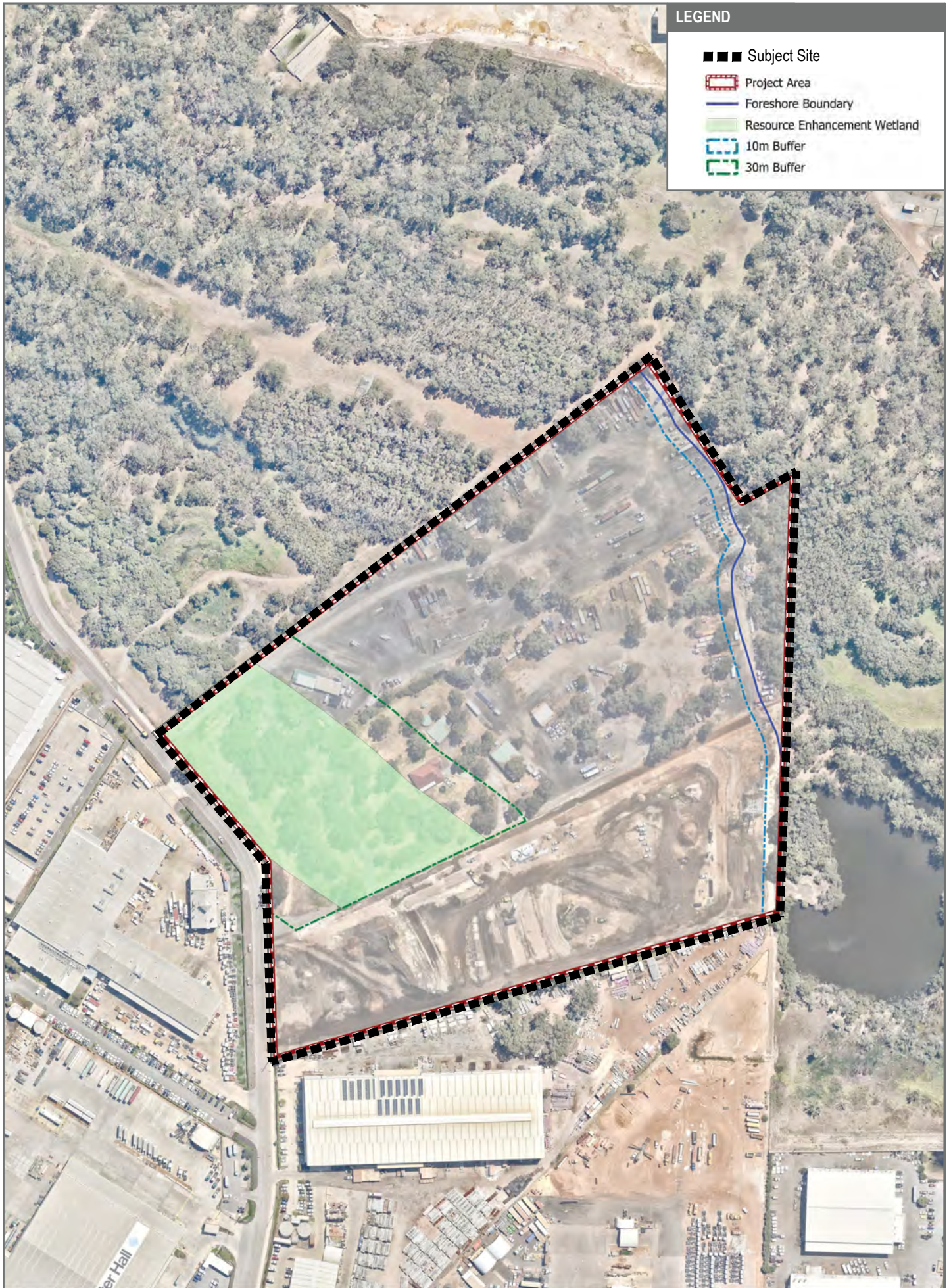
A Resource Enhancement Wetland is in the west of the subject site, intersecting Lot 23 and 24 and is categorised as sumpland. The Resource Enhancement Wetland will require the establishment of a revegetated 30m wide buffer to the east and west of the wetland.

A Multiple Use Wetland exists over Lot 25, which was reclassified from a Resource Enhancement Wetland in 2024. The Wetland is categorised as sumpland and has been completely cleared of vegetation.

Western Environmental have recommended that impacts to the Conservation Category Wetland are to be avoided through the implementation of the defined foreshore area (AECOM,2010) and the establishment of a 10m vegetated buffer to the foreshore boundary.

Additionally, it is recommended that the Resource Enhancement Wetland be retained, and a 30m revegetated buffer be provided to protect the wetland values.

Refer **Figure 9**, Wetlands and **Appendix 2**, Environmental Assessment.



LEGEND

- ■ ■ Subject Site
- ▭ Project Area
- Foreshore Boundary
- Resource Enhancement Wetland
- ▭ 10m Buffer
- ▭ 30m Buffer



Acid Sulfate Soils

A search of the Acid Sulfate Soil (**ASS**) Risk Map, Swan Coastal plan (DWER-055) indicates that the north-east part of the site is situated in a moderate to low risk of ASS occurring within 3m of natural soil surface, but high to moderate risk of ASS beyond 3m of natural soil surface (DWER 2018).

An ASS assessment may be required at subsequent stages of development which includes excavation 3m below the surface, where there is risk of disturbing ASS.

Contamination

The structure plan area is not listed as a contaminated site on the Department of Water and Environmental Regulation database. The presence of contamination in the surrounding area is not considered to be a significant constraint to future development. However, if excavations and dewatering are to occur, it is recommended that further investigations may need to be undertaken.

Groundwater

Groundwater measurements indicate that the seasonal perched groundwater level to be between 27.9m to 30m AHD, at a depth of 1m below surface level across the majority of the site. Seasonal peak groundwater levels that are close to the existing ground surface are likely due to localized low permeability soil conditions and not influenced by aquifers. Groundwater elevation contours indicate that groundwater flows from south-east to north-west.

It is recommended that the shallow depth to groundwater is to be considered if any excavation is required as part of future development on the site.

Surface Water

The site primarily drains overland towards the Helena River, with no offsite stormwater draining onto the subject site. The structure plan area is identified as having a west to east sloping topography with minimal infiltration capacity. The Helena River foreshore study by AECOM (2010) has determined a foreshore boundary and recommends that a 10m wide vegetated buffer to the foreshore boundary is maintained.

3.2.2 Local Water Management Strategy

MAD3 Engineering have undertaken a Local Water Management Strategy (**LWMS**) which explores the water resource management of the site, including stormwater, groundwater, and water conservation strategies. Specifically, the strategy builds upon the objectives of the Hazelmere Enterprise Area District Water Management Strategy.

The strategy recommends that stormwater be retained via on-site detention, retention and treatment through the use of retention basins and biofiltration systems. To address issues of peak flows, a combined outlet structure including a 300mm outlet and overflow weir. The specifics of this design are to be explored further, as required at development stage.

The groundwater across the site is located less than 1m below the surface level and as such, mitigation measures are recommended to ensure that the groundwater quality is maintained or improved in a post-development scenario. The plan recommends that subsoil drainage and drainage infrastructure is to be set at, or above the average annual maximum groundwater level and vegetated ephemeral storage areas including buffers and swales are implemented to ensure the treatment of groundwater prior to discharge.

Finally, the plan recommends maximising the reuse of stormwater and limiting potable water use outside of the future building and hardstand areas. It is recommended that the use of rainwater harvesting should be the primary potable water source and water wise gardens should be implemented within drainage basins and landscaped areas. Refer **Appendix 3**, Local Water Management Strategy

3.2.3 Servicing

A servicing report has been prepared by MAD3 to investigate the site requirements relating to earthworks, water supply, sewer reticulation, power, telecommunications and gas connection to the site.

Siteworks and Earthworks

No site or earthworks are proposed as part of the structure plan process.

However, earthworks involving site clearing, topsoil stripping, cut to fill, and imported clean sand fill will be required to provide graded area for light industrial use.

To support this, a detailed site investigation and report by a qualified geotechnical engineering consultant is recommended to be undertaken as part of any future development application on the site.

Water Supply

The Water Corporation has allowed for the standard industrial demand of 4.5 kL/hectare/day for the site, which yields 60 kL/day. The nearest water main is located 400m to the south of the subject site, at the corner of Bushmead Road and Stirling Crescent and may need to be extended along the road reserve of Stirling Crescent to service the site.

Sewer Reticulation

There is currently no sewer or water reticulation servicing the site.

As per the requirements of the Hazelmere Enterprise Area Structure Plan, land use will be limited to 'dry' light industrial uses until the site is able to be serviced by a reticulated sewer system. The Water Corporation advised that the water and sewer planning for the area falls within their 10-year schedule.

Water Corporation planning allows for a sewer design flow of 2.88 L/s for the site. The planning allows for a pump station to be privately owned and maintained by the landowners, with the sewer being discharged on Stirling Crescent near the intersection of Amherst Road.

The servicing report recommended exploring the possibility for onsite wastewater management to assist with the progression of the structure plan.

Power Supply

Western Power mapping indicates that the supply of power for the site is from the Hazelmere substation on the corner of Bushmead Road and Central Avenue, Hazelmere. The substation currently has very limited capacity with less than 5KV_a available at the time of writing.

Should there be inadequate capacity at the time of development on the subject lots, it is recommended to liaise with Western Power, requesting to reinforce their network to meet the capacity requirements, at the cost of the developer.

Telecommunications

The site has access to existing Telstra and NBN assets existing within the verge of Stirling Crescent, bordering the site. Connections to the existing telecommunications network are via NBN Fibre to Node. Ultimately, the site is able to be serviced with communications.

Gas

The closest gas connection to the site is located on the corner of Bushmead Road and Lloyd Street. An approximate 1.3km extension to the existing gas main would be required to service the site, subject to an ATCO Gas design and approval. Alternative gas arrangements could be considered, providing a portable gas supply on site, if required.

Refer **Appendix 4**, Servicing Report

3.2.4 Landscaping

To support the Structure Plan, Tim Davies Landscaping (TDL) have been engaged to provide a landscaping strategy for the structure plan area and provide recommendations for landscaping to ensure the protection of environmental values on the subject site.

The landscaping measures including bio-retention areas, rain gardens, vegetated swales and buffer strips are recommended to address any potential runoff issues to the Helena River. It is recommended that any future development within the structure plan area is completed in accordance with the landscaping strategy.

Refer **Appendix 5**, Landscaping Strategy.

3.2.5 Site Soil Capability

As there is currently no reticulated sewer to the subject site a Site Soil Capability Assessment was undertaken to confirm the suitability of on-site wastewater treatment to support the future light industrial development.

The Land Application Areas (LAA) for each lot is expected to require approximately 2m of fill across an 800m² area. It is recommended that the LAA's are located within the central portion of the lots, allowing for a minimum 100m setback to the Helena River (and associated tributary adjacent to the northern boundary of lot 23), as well as a 30m setback from the Resource Enhancement Wetland areas.

Refer **Appendix 6**, Site and Soil Capability Assessment.

3.2.6 Heritage

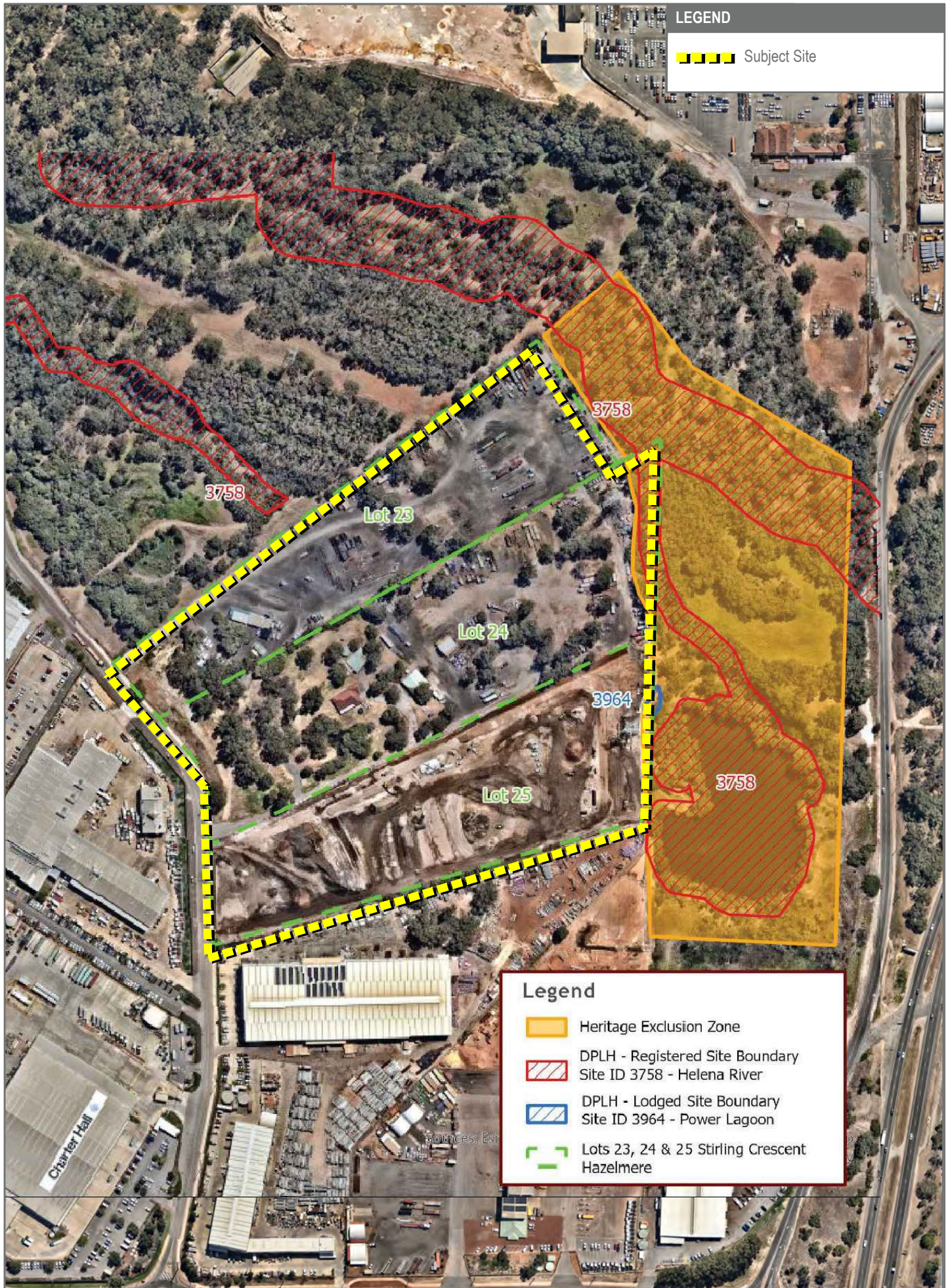
Three Sisters Heritage consultants undertook a desktop heritage assessment and site inspection to understand the extent and characteristics of Aboriginal heritage values, as they pertain to the subject site.

The subject site contains a Registered Cultural Heritage Site, being ID 3758 Helena River, which slightly intersects with the eastern boundary of the structure plan area and is protected under the *Aboriginal Heritage Act (1972)*. Part of the Helena River site which partially intersects Lots 24 of the structure plan area remains in good condition.

Additionally, the site contains a Lodged Cultural Heritage Place, being ID 3964 Power Lagoon which intersects with the eastern boundary of the structure plan area and is protected under the *Aboriginal Heritage Act (1972)*.

To ensure the preservation of Aboriginal cultural heritage values within the structure plan area, Three Sisters Heritage consultants have recommended the implementation of a Heritage Exclusion Zone area along the eastern boundary of the site to ensure separation between development and areas of possible heritage significance.

Refer **Figure 10**, Aboriginal Cultural Heritage Buffer and **Appendix 7**, Aboriginal Cultural Heritage Report.



3.2.7 Bushfire

Western Environmental have prepared bushfire reporting for the subject site which details the fire risks and management measures associated with the structure plan and future development of the subject site.

The structure plan area is identified as being bushfire prone, pursuant to the Department of Fire and Emergency Services Map of Bushfire Prone Areas 2024. As identified in above, a Bushfire Management Plan (BMP) has been prepared for the structure plan area sit, in accordance with the provisions of SPP3.7.

The BMP includes a bushfire assessment of the vegetation within the structure plan area and surrounding 150m, in accordance with the *Guidelines for Planning in Bushfire Prone Areas 2018 (Guidelines)*. The bushfire assessment identified Forest (Class A), Woodland (Class B), Scrub (Class C), and Grassland (Class G) vegetation within and surrounding the site.

No vegetation is proposed to be cleared for bushfire management purposes. However, it is assumed that post-development, the majority of the site will be cleared and all landscaping will be maintained in a low-threat state.

As outlined in the BMP, all three lots will contain areas with Bushfire Attack Level (BAL) ratings of BAL-FZ and BAL-40. However, the majority of each lot is subject to BAL ratings \leq BAL-29 which allow for habitable development.

The BMP establishes indicative Asset Protection Zones (APZ's) which indicate areas that are to be fuel reduced zones, acting as a buffer to minimise the impact of fire on development. It is recommended that any future development on this site is progressed in conjunction with the APZ requirements. Reticulated water supply to all lots and hydrants is also recommended to ensure any bushfire is able to be dealt with effectively.

The BMP also recommends the establishment of two accessways on each lot for emergency purposes. As such, a reciprocal access easement across the width of Lot 23 and Lot 24 is recommended to ensure safe egress from the site in the event of an emergency.

Finally, it is recommended that any future development on the site is to update the BMP or prepare a new BMP to ensure that development is undertaken safely. Refer **Appendix 8**, Bushfire.

3.2.8 Transport

A Traffic Impact Statement (TIS) has been prepared to support the Local Structure Plan, estimating traffic from light industrial uses, assessing impacts on the road network and intersections, and recommending necessary traffic management measures. A summary of the movement network and key findings of the TIS is provided as follows.

Existing Road Network

Bushmead Road, located to the south of the subject site is classified as a District Distributor B road. It is constructed as a 10m-wide, single carriageway road, made up of two 3.5m traffic lanes and two 1.5m cycle lanes with associated kerbs and underground drainage. The structure plan has no direct access to Bushmead Road.

Stirling Crescent, located along the western boundary of the site is classified as a District Distributor B south of Bushmead Rd and as an Access Road north of Bushmead Rd.

North of Bushmead Road, the sealed width of Stirling Crescent varies from 9m to 10m and is line-marked for two traffic lanes and two cycle lanes. Approximately 400m of Stirling Crescent to the northwest of Lloyd Street is an unsealed dirt track, which is generally not suitable for through traffic.

Roads and Access

No new public roads are proposed as part of the structure plan.

Vehicular access to the three lots will continue to be provided via the four existing driveways along Stirling Crescent. One on Lot 23, one on Lot 24 and two on Lot 25.

As per the bushfire requirements, each lot is required to have two accessways for emergency purposes and as such, a reciprocal access easement across the width of Lot 23 and Lot 24 will be implemented to ensure safe egress from the site.

The TIS notes that the HEASP requirement for a road interface to be provided adjacent to the Helena River reserve is not required to support the structure plan. Specifically, it states that as no further subdivision of the existing three lots is anticipated, and all three lots currently have driveway access to Stirling Crescent that no internal public roads are required to access these lots.

In addition, it is noted that the road interface has not been created over Lot 1003, to the south of the subject site, which has already been developed and as such, the indicated foreshore access road is not required for the structure plan. Refer **Figure 11**, Hazelmere Enterprise Area Precinct 2.

Public Transport

The structure plan area and surrounding streets have limited public transport options. The closest public transport to the structure plan area is bus route 278, which travels along Bushmead Road and Stirling Crescent to the south of the site, providing access to Midland Station.

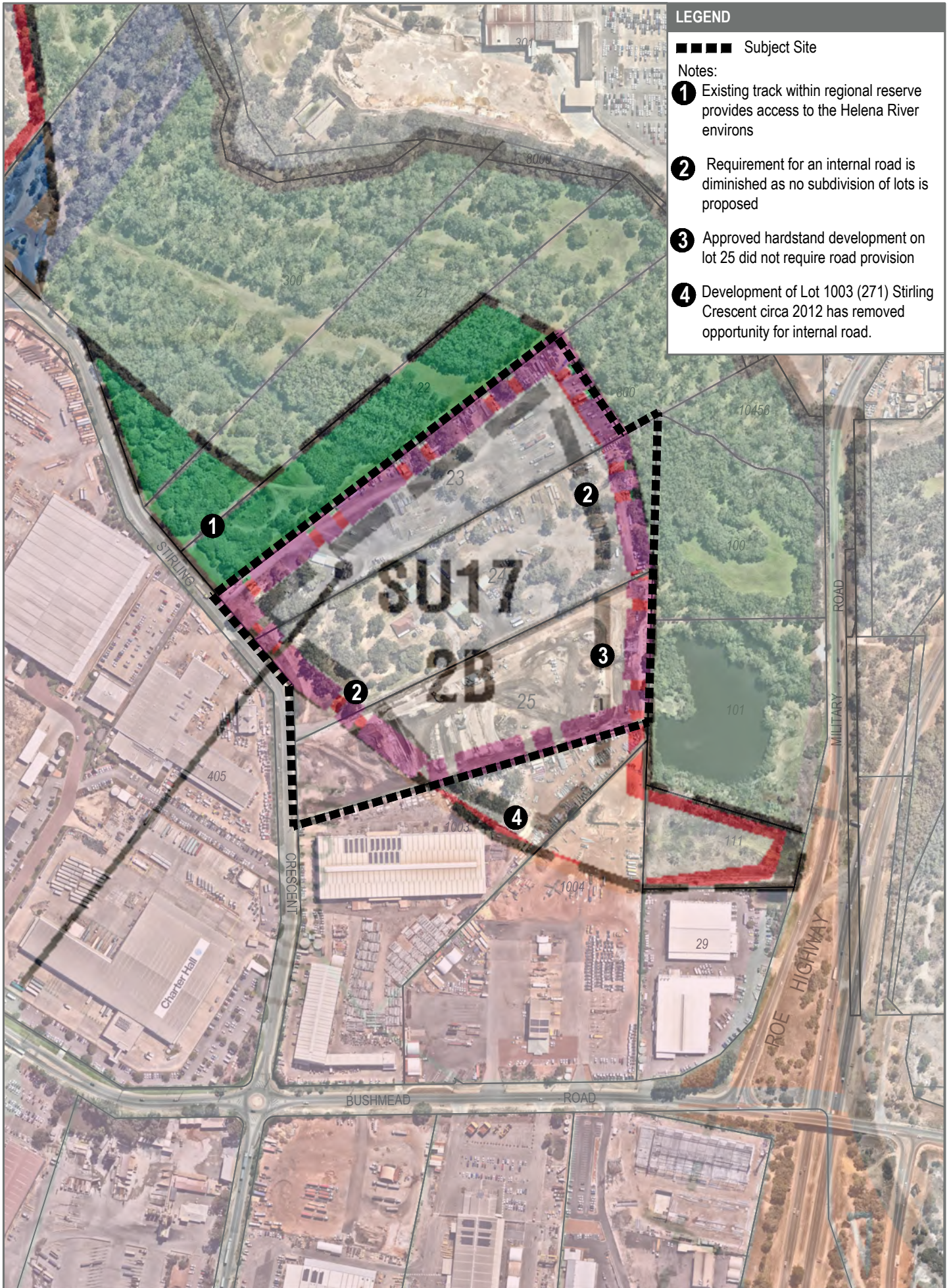
Pedestrian and Cycling Facilities

The structure plan area does not propose an internal street network.

There are existing on-road cycle lanes along Bushmead Road, Stirling Crescent and Lloyd Street.

A section of 2.5m wide pathway exists along the Eastern side of Stirling Crescent (Bushmead Road to Stirling Crescent) connecting to Bushmead Road and Lloyd Street, which also provide pedestrian footpath access.

Refer **Appendix 9**, Transport Impact Statement



LEGEND

■■■■ Subject Site

Notes:

- ① Existing track within regional reserve provides access to the Helena River environs
- ② Requirement for an internal road is diminished as no subdivision of lots is proposed
- ③ Approved hardstand development on lot 25 did not require road provision
- ④ Development of Lot 1003 (271) Stirling Crescent circa 2012 has removed opportunity for internal road.

4 STAKEHOLDER AND COMMUNITY ENGAGEMENT

4.1 Community Engagement

Given the proposed structure plan area is a defined precinct, sitting within a wider planned and existing industrial area there has been limited engagement with the surrounding industrial landowners and tenants. This approach was taken for the following key reasons:

- Generally, industrial landowners and tenants don't tend to engage in the planning process at 'zoning' and structure planning stage where the plan does not impact them. In this regard, the lots won't be further subdivided and will use the existing road network without modification.
- Strategic planning for Hazelmere has already set the development and land use expectations.
- The land is already being used informally for uses that are compatible with the surrounding industrial uses, with Lot 25 being approved and developed for hardstand and open-air storage.

4.2 Landowner Engagement

All of the owners of land within the structure plan area have participated in the structure plan preparation and are jointly funding the process. Project team meetings involving the owners have been held throughout the process. A letter of support for the structure plan has been signed by all landowners and is provided under separate cover.

4.3 Aboriginal Engagement

The key Aboriginal stakeholder group for the structure plan area is the Whadjuk 'Noongar' People. Three Sisters Heritage Services consulted with Whadjuk Elder and Custodian, Mrs. Cheryl Martin (nee Walley), which included a site visit and inspection of the assessment area. Valuable cultural information was provided, and endorsement was given for the proposed heritage exclusion zone identified during the site visit.

4.4 City of Swan

In March 2025, representatives from Planning Solutions and landowner(s) attended a pre-lodgement meeting with senior officers of the City. The City's officers acknowledged that light industrial land uses are consistent with the HEASP and made the following observations:

- Structure Plan report is to address the HEASP.
- Inclusion of any additional uses not provided for by the Light Industry zone could be dealt with as an amendment once the structure plan is determined.
- Depending on the nature of any additional use, a wetland reclassification may also be needed.

Given the nature of the structure plan, which does not propose any subdivision and, at a high level, seeks to zone the land, no further consultation with the City was undertaken prior to lodgement.

4.5 Department of Planning Lands and Heritage

Given the proposed structure plan is consistent with the WAPC's endorsed HEASP there has been limited engagement with the Department of Planning, Lands and Heritage (DPLH). The only advice sought was in relation to the content of the structure plan map as it related to the REW and how this should be depicted on Plan 01 given it is to be retained in private ownership.

4.6 Department of Biodiversity, Conservation and Attractions

The project environmental consultant met with officers of the DBCA to discuss the structure plan. The following matters were discussed:

- Foreshore boundary and buffers.
- Flood fringe on Lot 23 (adjoining lot 22) – the case to remove reference to it on the structure plan map.
- DBCA recognised the loop road was not implemented for Lot 25 or Lots 1003/1004 to the south, meaning the ability to require it for lots 23, 24 and 25 has passed.

4.7 Western Power

Western Power have been engaged with regarding their development requirements within the transmission line easement. These have been incorporated into the structure plan.

5 DESIGN RESPONSE

The proposed structure plan has been prepared in response to the vision and objectives for the land, having regard to the site context. The vision was translated into a draft plan with feedback sought from the consultant team and relevant stakeholders. The plan was refined, and a second round of feedback sought from the consultant team and landowners within the structure plan area.

A final structure plan was prepared, and all consultant technical reporting was updated to respond to the final plan (refer Plan 01).

The design responses to the key aspects of the structure plan area as documented below.

5.1 Land Use

In 2011, when the HEASP was endorsed, the vision plan (contained within the HEASP) contemplated Precinct 2 would be developed for Institutional or Light Industrial uses. The HEASP leaned more towards Light Industry for the subject lots (Precinct 2B), with institutional uses being promoted for Precinct 2A. As the wider area has developed over time, it is clear the highest and best use for land in Precinct 2B is for industrial uses, with limited demand and opportunity to develop the site for institutional uses.

Given the structure plan area is opposite and abuts land that is zoned and developed for general industrial purposes, the suitability of the land for institutional uses is limited. The key reason for this is that any institutional land use would be subject to potential amenity impacts, rendering the land undesirable for this type of use. This lower intensity type use may be more suited to Precinct 2A as it does not directly adjoin any existing general industrial uses (as noted above).

This land use is also considered appropriate in the context of the Midland Redevelopment area on the opposite side of the Helena River, which comprise of industrial type uses. Conversely, Precinct 2A is opposite more urban uses within the Midland Redevelopment area, meaning Precinct 2A is more suited to less intense institutional uses.

5.2 Wetland and Retention in Private Ownership

In response to the mapped wetland on lots 23 and 24, the effected land is shown on the structure plan. A generic 30m buffer is also mapped but assigned the zone of Light Industry.

Given the landowner's intent is to maintain and develop their landholdings without further subdivision the structure plan does not propose this land is ceded to the Crown for public open space or environmental purposes. It will be necessary, as part of any future development of Lots 23 and 24 to require a wetland management plan. This will outline the management requirements for the land, including defining the buffer and uses for the buffer area.

The buffer is proposed to have a Light Industrial zoning because, at development application stage, the buffer area can be used for, amongst other things, drainage and access roads (with approval of a Responsible Authority, and on advice from DBCA). Given these outcomes can provide both environmental and development benefit, the buffer land is proposed to be zoned Light Industry.

It should be noted that identifying the mapped wetland does not preclude the current or any future landowners of lots 23 and 24 from further investigating the potential to reclassify the land.

Conditions in part 1 of the structure plan can address these requirements.

5.3 Foreshore and Aboriginal Heritage

The Helena River possesses significant Aboriginal cultural heritage value which must be protected. The River environs also include several environmental attributes that also need to be managed and protected from development. Due to the cultural and environmental significance of the River, these valuable attributes overlap.

The technical reporting identifies 'no development' areas that must be protected from an Aboriginal cultural heritage perspective. These overlap areas that are to be protected from development to ensure the Helena River, including its Foreshore, is protected. This includes a recommendation that a 10m landscape buffer be provided to the Foreshore boundary.

All the Aboriginal cultural heritage 'no development' area is within the mapped foreshore boundary and its buffer. Both elements are mapped on the structure plan to ensure future development addresses these matters through appropriate landscaping.

5.4 Bushfire and Access

The Bushfire Management Plan indicates Lots 23 and 24 require two points of access and egress to Stirling Crescent given the potential bushfire risk presented by the wetland. To address this management issue, the structure plan has a requirement for an easement between lots 23 and 24 which would allow each site to access each other's driveway in the event of an emergency. A requirement for an easement is shown on the structure plan and is required by part 1 of the structure plan.

5.5 Transmission line

The rear part of each lot is impacted by a Western Power transmission line easement. As has been evidenced by the development approval obtained for lot 25, Western Power has been prepared to approve:

- Drainage infrastructure, including the re-contouring of the land.
- Low level landscaping, including landscaping for drainage and foreshore buffer purposes.
- The construction of hardstand and its use for outdoor storage.

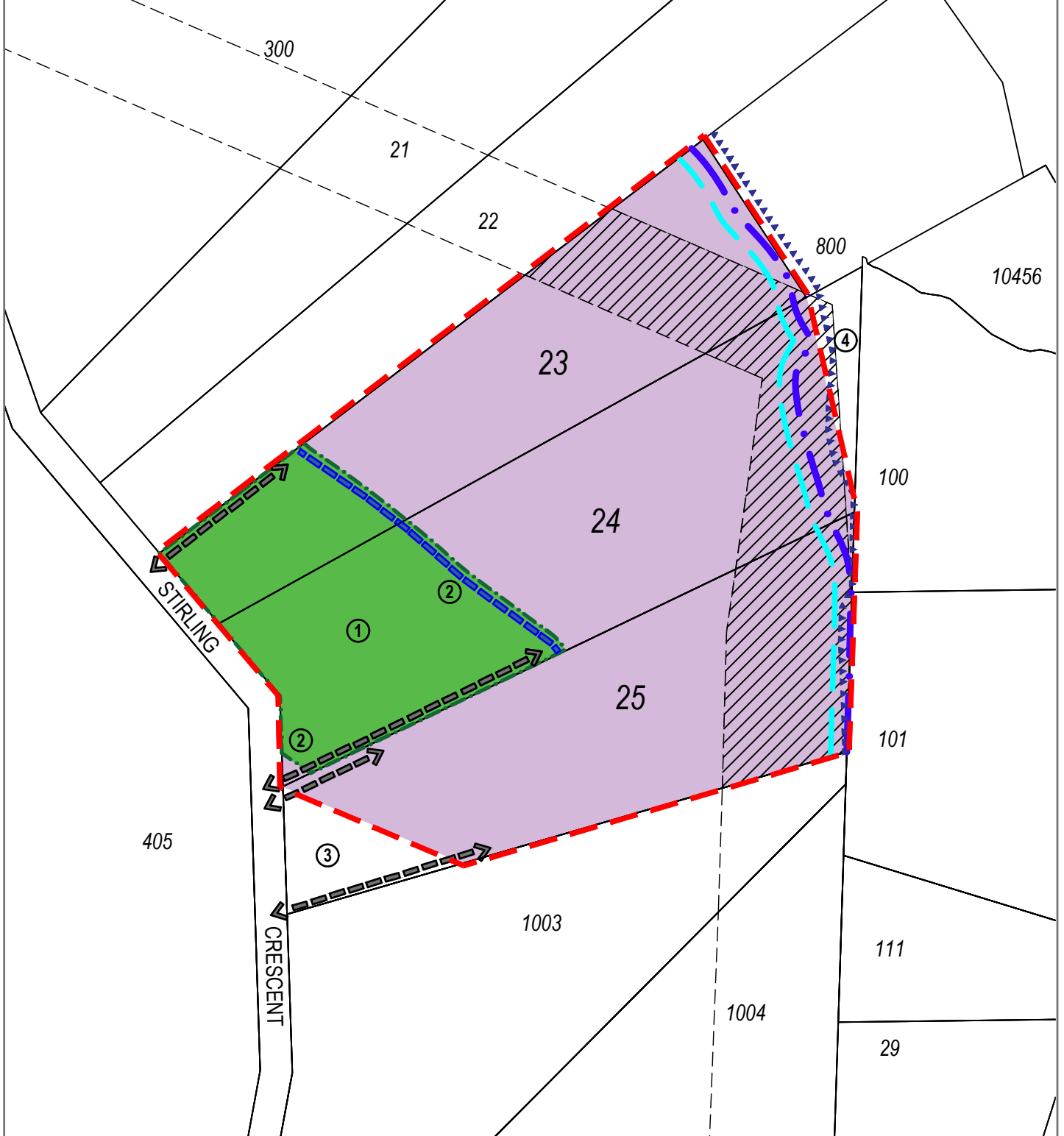
Part 1 of the structure plan will require the responsible authority to seek comment from Western Power on any development proposal that involves the use or works within the transmission line easement land.

5.6 Onsite effluent disposal

Due to the lack of reticulated sewerage, or any planned infrastructure by the Water Corporation in the foreseeable future, land use within the structure plan area is predicated on 'dry industries' as defined by LPS17.

To support on-site effluent disposal a desktop site and soil evaluation has been undertaken to demonstrate the land can accommodate dry industry, which it can. At development application stage further information and technical reporting will be required to support specific developments, including the selected location for effluent disposal. This requirement has been included in part 1 of the structure plan to ensure it is appropriately addressed.

| LEGEND | NOTES |
|--|---|
| Structure Plan Boundary | ① Classification of wetland is subject to modification upon environmental assessment |
| Light Industry Zone | ② Extent of wetland buffer to be determined |
| Resource Enhancement Wetland & Buffer | ③ Part of Lot 25 Zoned General Industry - not subject to Structure Plan of SU18 |
| Aboriginal Heritage Exclusion Zone | ④ Part of Lot 24 Reserved Parks and Recreation -MRS not subject to Structure Plan |
| Powerline Easement | |
| Foreshore Boundary Source: AECOM Helena River Foreshore Definition (12 August 2010) | |
| 10m Foreshore Buffer | |
| Access Easement between Lots 23 & 24 | |
| Site Access | |



5.7 Conclusion

In conclusion the structure plan has been designed in response to its context and has addressed all technical constraints:

- From a locational perspective the subject site is within an existing industrial precinct with a focus on warehouse and logistical land uses. The allocation of the Light Industry zone for the land reflects this context.
- From an environmental context, the foreshore of the Helena River will be respected and protected by a 10m landscaped buffer. Water will be managed on site to ensure it is appropriately dealt with before it flows into the river system. The mapped wetland will also be acknowledged, be retained in private ownership, and be subject to a management plan upon development.
- Aboriginal cultural heritage matters have been investigated with a development exclusion area identified.
- The design of the structure plan has also addressed key strategic and statutory planning instruments, most notably the Hazelmere Enterprise Area Structure Plan.