

## Carabooda District Structure Plan

### Part One - Implementation Report

SEPTEMBER 2026





The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

This document was prepared with the assistance of CLE Town Planning + Design, Acumen, Cossill & Webley, Pentium Water, Pracsys, PJA and Western Environmental.

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- Western Environmental / Bushfire Consultants

|                      |                                                                       |
|----------------------|-----------------------------------------------------------------------|
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# *Executive Summary*

The Carabooda District Structure Plan ('DSP') is the culmination of planning investigations and discussions between local landowners, the City of Wanneroo and the State Government that date to the mid-2010s. It covers 990 hectares and provides the framework for the delivery of approximately 9,200 dwellings within the significant North-West corridor of Perth, incorporating a 232.65 hectare conservation estate. It will ultimately house approximately 23,000 people.

The DSP area is within 2km of the Alkimos Secondary Centre and railway station. A Request to Prepare a DSP was submitted to the WAPC in December 2023 and agreed by the WAPC in November 2024 after nearly 12 months of assessment by a Technical Advisory Group convened by the Department of Planning, Lands and Heritage. The identification of the DSP area for urbanisation is an important and necessary evolution of the *Perth and Peel @ 3.5 Million* policy suite to ensure continued land and housing supply for the State.

The DSP area is noteworthy for its consolidated pattern of land ownership. Fragmented land ownership is a major and common cause of delays for urban development in greenfield areas. In this case, the DSP proponent, the Carabooda Landowner Group (CLG), comprises just six members but represents 614.8ha (63%) of the DSP area. The balance of the land is owned by only 34 other landowners. Fragmented ownership complicates planning and development processes and slows down land supply, so this DSP is ideally placed for short-term implementation.

The DSP proposes extensive residential neighbourhoods supported by local, neighbourhood and district activity centres, and will support the performance of the Alkimos Secondary Centre. Six primary schools, one high school and one private school are proposed.

A significant environmental benefit will arise from the implementation of this DSP. The DSP area contains significant (over 200 hectares) areas of remnant vegetation, including tuart and banksia woodlands. On the advice of expert environmental consultants and through discussions with the State Government, the DSP contains a proposal for a conservation estate covering 25% of the DSP area. This is in addition to public open space provided as local reserves at the local structure plan and subdivision stages. Funding for the management of such a large conservation estate will be generated through a Conservation Management Fund comprising seed capital from developers and ongoing contributions by ratepayers.

Development of the DSP area will generate a labour force of approximately 10,500 people and between on-site, population-driven employment and other employment opportunities adjacent to the DSP area, the City of Wanneroo's employment self-sufficiency target of 60% is achievable. The viability of existing employment and commercial centres, particularly Alkimos, will be enhanced through the completion of its population catchment.

The DSP area is ideally placed to deliver housing supply in the short-term by virtue of its location and the advanced stage of discussions between landowners, the City of Wanneroo and the State Government. Significant major infrastructure is already in position, including immediate access to water and power supplies, sewer treatment works, road and rail connections and regional sports grounds, and with this in mind, the planning process can continue with a view to delivering new urban lots by the mid to late 2020s.



# Land Use Summary

**Table 1** provides a land use summary of the Structure Plan area.

| Item                                                                                                                                                                                                                                       | Data                                       | Section Number                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------|
| Total area covered by the structure plan                                                                                                                                                                                                   | 990ha                                      | Plan A                                       |
| Area of each land use proposed:<br>Zones <ul style="list-style-type: none"><li>• Residential</li><li>• Commercial</li></ul> Reserves <ul style="list-style-type: none"><li>• Regional Open Space</li><li>• Public Purposes - WSD</li></ul> | 568ha<br>22.9ha<br><br>232.65ha<br>39.6ha  | Part 1 - Section 3                           |
| Estimated number of dwellings                                                                                                                                                                                                              | 9,221                                      | Part 2 – Section 5.1                         |
| Estimated residential density<br><i>Liveable Neighbourhoods and Perth &amp; Peel @ 3.5 million</i>                                                                                                                                         | 15 dwellings per gross Urban zoned hectare | Part 1 – Section 3.1<br>Part 2 – Section 5.1 |
| Estimated population                                                                                                                                                                                                                       | 23,052 (2.5 people per household)          |                                              |
| Number of high schools                                                                                                                                                                                                                     | 2                                          | Part 2 – Section 5.4                         |
| Number of primary schools                                                                                                                                                                                                                  | 7                                          | Part 2 – Section 5.4                         |

**Table 1:** Land Use Summary





Site Photo: View facing south of the site towards Perth CBD



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# *1. Structure Plan Area & Operation*

## 1.1 Area

This District Structure Plan ('DSP') applies to the land within the 'DSP Boundary' line on Plan A: District Structure Plan Map.

The DSP covers 990 hectares of land generally bounded by Carabooda Road to the north, Bush Forever Site 290 to the east, Wesco Road to the south and Gibbs Road / Karoborup Road to the west. External access is from Wanneroo Road and Old Yanchep Road, which is the future Whiteman-Yanchep Highway route.

The DSP area currently comprises remnant vegetation, a variety of agricultural operations, basic raw materials extraction areas (quarries) and miscellaneous rural activities. At its nearest, it is 2km from the Alkimos railway station and town centre.

## 1.2 Operation

The Western Australian Planning Commission (WAPC) granted consent to prepare this DSP in November 2024. Its purpose is to create a framework for the urbanisation of the area.

Urbanisation will occur in accordance with future amendments to the Metropolitan Region Scheme and Local Planning Scheme, and future Local Structure Plans designed in accordance with the DSP.

The DSP does not expire but should be reviewed 10 years after the date on which it is first approved by the WAPC and updated if necessary.



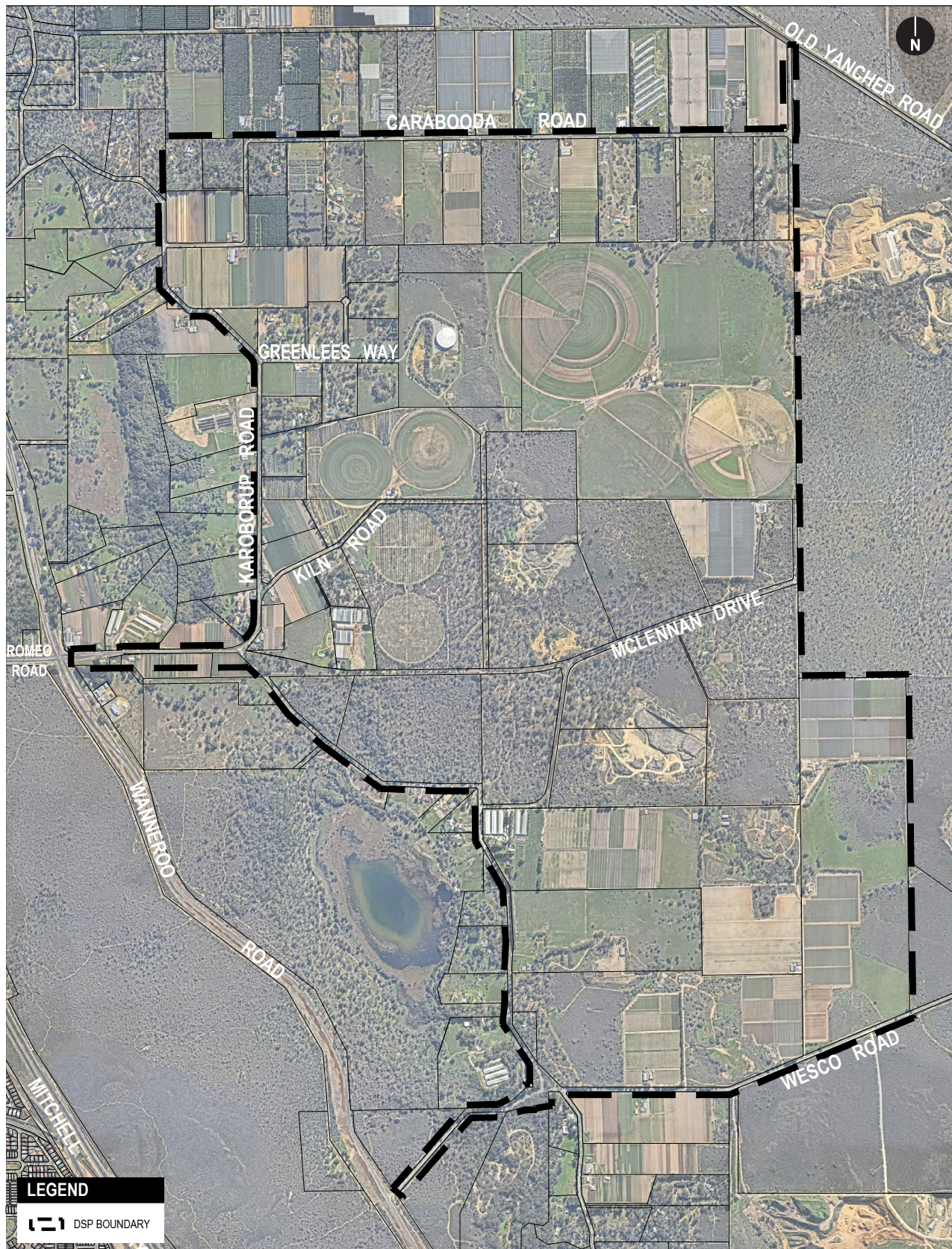


Figure 1: Site Plan (Aerial source: Nearmap)



## 2. *Purpose*

The purpose of the DSP is, ultimately, to facilitate the creation of a new urban precinct within the North-West corridor over the next 20 years. It aims to enable the delivery of a significant supply of residential land supported by commercial, employment, conservation and recreation assets.

The planning processes necessary to enable the implementation of the DSP will be run in parallel where possible and include:

- Amendment/s to the Metropolitan Region Scheme to implement MRS zones and reserves and a concurrent amendment to the City of Wanneroo District Planning Scheme No. 2 to implement an 'Urban Development' zone for any new 'Urban' land.
- Local Structure Plans for the three sub-districts defined in this DSP.
- Subdivision applications enabling the development of residential lots and supporting infrastructure.

The DSP's role is to coordinate the above at a strategic level and ensure that its holistic urban design is carried through to the development stage regardless of timing or land ownership.



*Above: View facing west of southern site area from Wesco Road*



*Above: View facing north of northern site area from McLennan Drive*



## 3. Structure Plan Map

The DSP Map is structured around the following elements.

### 3.1 Residential Neighbourhoods

Residential development in accordance with the Residential Design Codes is proposed across the DSP area. Local Structure Plans (LSPs) and subdivision designs for the residential neighbourhoods should make reference to the WAPC's *Liveable Neighbourhoods* policy and related policies, and the following site-specific objectives apply:

- A base residential density of 15 dwellings per gross Urban-zoned hectare and 22 dwellings per site hectare shall be targeted, consistent with *Liveable Neighbourhoods*.
- A residential density of 25 dwellings per gross Urban-zoned hectare within 200m of an activity centre, consistent with State Planning Policy 4.2: Activity Centres.
- Density codes should be applied in accordance with the principles of transit-oriented development, with densities to generally decrease with distance from activity centres and transit stops.
- Built form will generally comprise 1-2 storey single houses, but townhouses (attached single houses) and small grouped and multiple dwelling developments are encouraged in high-amenity locations in the interest of diversity.
- Urban design shall deliver a movement network that encourages pedestrian accessibility toward destinations such as activity centres, schools and transit stops.
- Urban design shall create view lines and facilitate access toward assets such as rural land around the DSP area, the conservation estate and future local POS, and Lake Nowergup and its surrounds.
- If necessary, residual agricultural activities and basic raw materials extraction activities shall be separated from residential areas by a buffer defined with reference to applicable policies and specialist advice for the particular use until the cessation of that use.

### 3.2 Movement Network

The DSP defines a basic, macro-level movement network based on existing roads and proposed neighbourhood catchments. This consists of:

- Integrator A and B roads providing external connectivity to the Mitchell Freeway, Wanneroo Road and future Whiteman-Yanchep Highway via Romeo Road / Karoborup Road), Nowergup Road / Wesco Road and Carabooda Road.

- Internal Integrator and Neighbourhood Connector roads providing connectivity throughout the DSP area and to all Activity Centres and schools.

Further detail on the alignment and width of all roads, the location of intersections and the road hierarchy and construction schedule will be required at the LSP stage. The DSP envisages that the Integrator and Neighbourhood Connector network will accommodate integrated, multi-modal transport options including pedestrians, cyclists, buses and private vehicles.

Cost-sharing arrangements through a DCP will need to be made in accordance with SPP 3.6 for any infrastructure that is of shared benefit.

### 3.3 Conservation Reserves & POS

The DSP proposes the retention of 231.44 hectares of remnant vegetation and rehabilitated vegetation in a future 'Regional Open Space' reserve under the MRS. This is additional to the usual requirement for local Public Open Space, which will be facilitated at the LSP stage.

The proposed conservation areas and environmental protections have been informed by advice from the EPA given under section 16 of the *Environmental Protection Act 1986* dated 4 April 2025 and an additional advice letter dated 19 September 2025 (refer Environmental Assessment Report). Planning and development in the district should be undertaken having regard to that advice.

The land shown as 'Conservation' on the DSP map will be reserved under the MRS for 'Regional Open Space' in due course and managed through the Conservation Management Fund described in Part 2 of this DSP.

At the LSP stage, facilitation of the delivery of POS, in addition to the 'Parks and Recreation' reserves, will be required in accordance with *Liveable Neighbourhoods*. In accordance with Development Control Policy 2.3 – Public Open Space in Residential Areas and *Liveable Neighbourhoods*, the WAPC may consider regional open space conservation areas as part of the POS contribution where:

- It can be demonstrated to the satisfaction of the WAPC and the City of Wanneroo that the land can be used for an appropriate local (as well as a regional) purpose;
- Appropriate management arrangements are in place for the land; and
- The land is ceded free of cost.

### 3.4 Education & Community Facilities

This DSP proposes six public primary school sites, one public secondary school site and one private college site (K-12).

The precise dimensions and size of each school will be refined at the LSP stage in consultation with DoE and in accordance with *Liveable Neighbourhoods* and Operational Policy 2.4 - Planning for School Sites.

The high school site shall be reserved under the MRS for 'Public Purposes-High School' following subdivision and acquisition by the DoE, and the primary school sites shown as 'Public Purpose' reserve on the relevant LSP.

The precise location and dimensions of the private college site should be confirmed at the LSP stage and the land shown as a 'Private Community Purpose' zone on the relevant LSP.

A total of ten hectares of District Open Space for active recreation is proposed. This total area comprises two five-hectare parcels, one adjacent to each planned secondary school site.

The community facilities required for the forecast residential population are the subject of recommendations from Pracsys and will require further discussion with the City of Wanneroo. They are addressed in the Economic and Employment Assessment presented at Appendix 3 and listed in Table 2 of this report. Once confirmed at the LSP stage, community infrastructure should be zoned or reserved as appropriate on the relevant LSP

### 3.5 Activity Centres

This DSP proposes four activity centres, as follows:

- The North-West and South-East Activity Centres are Local Centres with an indicative gross area of 1.0ha each. Their role is to provide for convenience retail, small office spaces and services.
- The North-East Activity Centre is a Neighbourhood Centre with an indicative gross area of 5.4ha. Its role is to provide for convenience retail, office spaces and services, plus floorspace to cater for the community's weekly shopping needs (i.e. a full-line supermarket) and specialty stores, and residential (multiple dwelling) development.
- The McLennan Drive Activity Centre is a District Centre with an indicative gross area of 15.5ha. Its primary role is to provide for vehicle-oriented (i.e. large catchment) service commercial floorspace.

For all centres, the precise location and dimensions should be determined through the relevant LSP, and the site is to be shown in the LSP as 'Commercial' zone in the relevant LSP. An indicative layout should be included with the relevant LSP with regard to the criteria in Part 2 of this DSP and particular attention should be given to external interfaces to avoid land use conflict.

### 3.6 Basic Raw Materials Extraction Areas

The active quarry on Lots 101, 102, 103 and 104 Godel Road will be operating until the early 2030s and accordingly, it has been identified as a BRM Extraction Area on the DSP.

Any LSP proposing sensitive development, which includes residential development, within 500 metres of the Extraction Area shall include provisions demonstrating how off-site impacts from any active or planned operations within the Extraction Area will be managed. The nature and extent of operations within the Extraction Area will vary over time, and as such, the DSP is not prescriptive about a particular approach.

The DSP envisages that the management approach would necessitate a buffer, with the distance set with reference to the Environmental Protection Authority's *Guidance for the Assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses*.

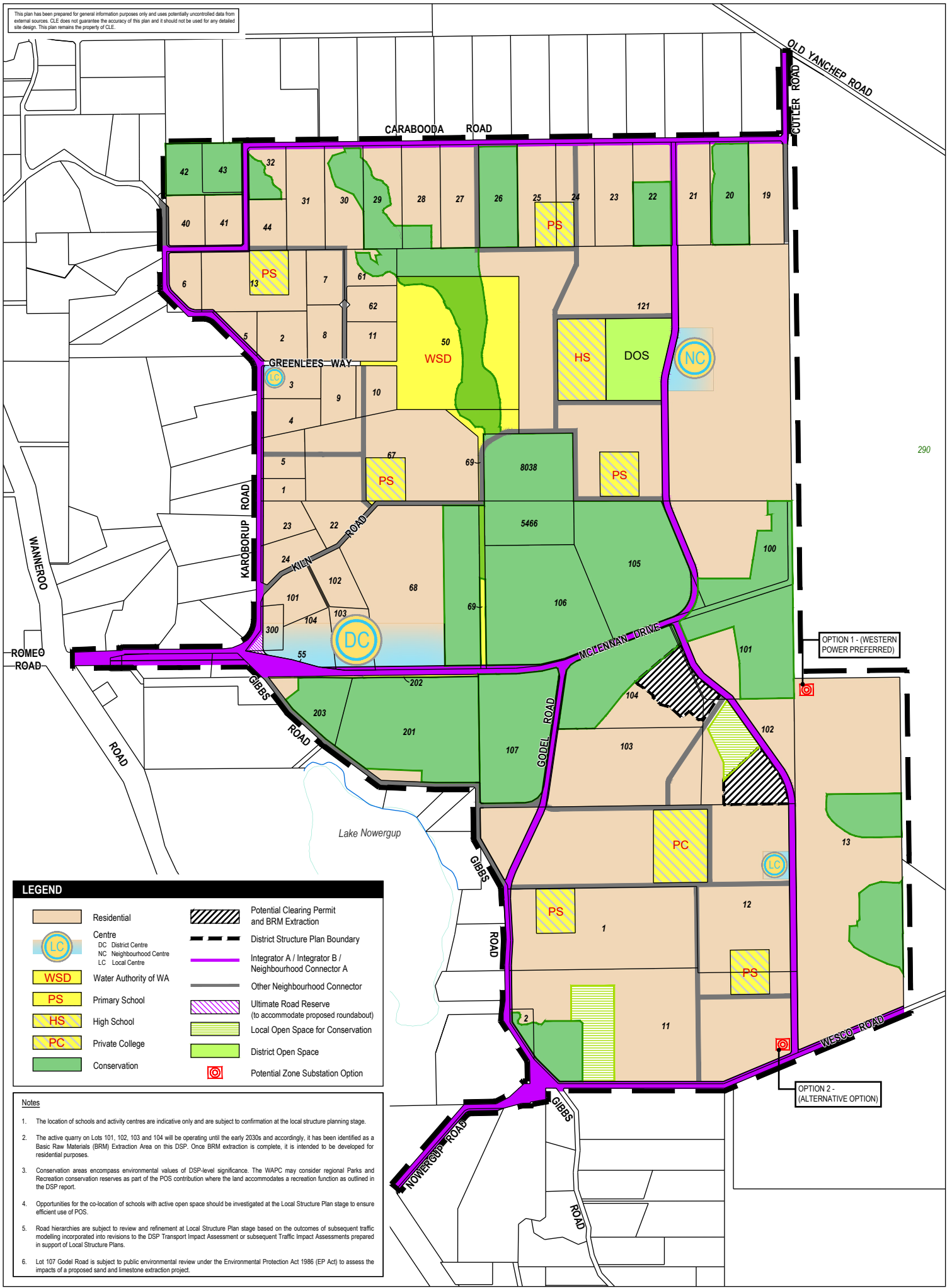
Any potential future BRM extraction occurring outside the Extraction Area shown on the DSP map shall be managed using the same principles as outlined above.

LSPs are required to consider the volume of resources available, estimated extraction timeframes, and staging of development and infrastructure to maximise resource extraction.

### 3.7 Existing Public Purpose Reserve

There is existing Water Corporation infrastructure (an elevated tank on a hilltop) within the DSP area that is currently reserved in the MRS for 'Public Purposes-WSD'. This is proposed to be retained, and a Neighbourhood Connector road constructed east/west across this landholding.





## 4. Planning Implementation

### 4.1 Region Scheme Amendments

The DSP is proposed to be implemented in the MRS through a single amendment designating:

- 'Regional Open Space' reserves for the conservation estate with Bush Forever overlays as appropriate;
- 'Other Regional Roads' reserves for the proposed 'Integrator' roads;
- An 'Urban' zone for the balance of the site, which is necessary to catalyse and enable Local Structure Plans and the progression of infrastructure scheduling by the relevant providers.

Detail on the above will be confirmed in parallel with the DSP assessment process.

The overall MRS amendment request will be accepted for assessment by the WAPC once the DSP has been advertised for public comment. It need not be deferred until the DSP has been approved.

The High School site can be reserved at the WAPC's discretion in future.

### 4.2 Local Scheme Amendments

The DSP envisages that any land zoned 'Urban' under the MRS through the amendment described in Section 4.1 will be concurrently zoned 'Urban Development' under City of Wanneroo District Planning Scheme No. 2 (DPS 2) under Section 126(3) of the *Planning and Development Act 2005*.

The 'Urban Development' zone in DPS 2 both requires and enables the implementation of a Local Structure Plan to guide subdivision and development. Local-level zones and reserves, as defined in DPS 2, will then be applied in each Local Structure Plan.

In future, once development is complete for a particular area, the zones and reserves shown in the relevant Local Structure Plan, with any necessary amendments, will be 'normalised' into DPS 2 (or its successor) and the relevant Local Structure Plan rescinded when no longer needed.

### 4.3 Development Contribution Plans

Land ownership across the DSP area is relatively consolidated, with six landowners representing two-thirds (approximately 614 hectares) of the DSP area. Acumen has preliminary agreements in place with key landowners with respect to standard and community infrastructure (including the Conservation Management Fund, as outlined in Part 2 of this report) and these will form the basis of a Development Contribution Plans (DCP).

The DCP will cover shared infrastructure including three external access points, namely:

- Karoborup Road from Wanneroo Road to Gibbs Road, including acquisition of land required for road reserve widening and the construction of a boulevard-style entry road and roundabout as the main entrance to the DSP area;
- Nowergup Road from Wanneroo Road to Gibbs Road, including acquisition of land for an increased road reserve (if required) and the construction of an upgraded entry road at the southern end of the DSP area;
- A new connection to Yanchep Beach Road (the future Whiteman-Yanchep Highway) in the northeast of the DSP area to enable the construction of a new connection to replace Cutler Road, which is unnecessarily indirect.

The DCP will also include shared costs for land and construction arising from the internal Integrator and Neighbourhood Connector roads where a landowner's property is burdened by such infrastructure. The funding agreement covers land acquisition for roads planned to exceed 20m in width and the 'over and above' costs of constructing roads beyond Access Street standard.

The DCP will be prepared prior to subdivision stage and administered in accordance with the WAPC's State Planning Policy 3.6: Infrastructure Contributions.



## 4.4 Local Structure Plans

The DSP creates a spatial framework for future LSPs. These shall be prepared in accordance with the WAPC's Guidance for Structure Plans as it relates to standard structure plans.

Three LSP areas have been defined for the DSP area with regard to the intended staging of development, the availability of access and the location of facilities and services. These are described in Table 1 below and illustrated within Part 2 of this report.

Key matters to be addressed in each LSP include the following:

- Preparation of a sense of place statement in accordance with the City of Wanneroo Place Strategy 2023-2027.
- An indicative concept plan for the Activity Centre/s to guide planning controls, development applications and Local Development Plans for each.
- An Environmental Assessment Report addressing matters such as flora and fauna, contamination, acid sulphate soils and karstic phenomena.
- A Landscape Master Plan to guide landscaping plans developed for streetscapes and parks at the subdivision stage, with a particular focus on tree canopy and local native species with low demand for water, and informed by a heritage assessment of the Spiers lime kilns where applicable.
- A Local Water Management Strategy providing LSP-level detail in accordance with the WAPC's Better Urban Water Management guidelines.
- Groundwater modelling and an ecohydrological assessment for land within a sensitive water resource area associated with Lake Nowergup is to be prepared at the LSP stage.
- A Bushfire Management Plan in accordance with State Planning Policy 3.7: Bushfire.
- An LSP-stage Engineering Servicing Report.
- A Transport Impact Assessment providing LSP-level detail in accordance with the WAPC's TIA Guidelines. Particular consideration should be given to road widths, road widening requirements for existing roads and intersection treatments, and the timing of upgrades.
- With reference to State Planning Policy 5.4: *Road and Rail Noise*, identify and respond to any potential transport noise issues arising from the TIA.
- Consider and mitigate the impact of poultry farms and designate compatible uses within separation distances as prescribed in EPA Guidance or as determined through site-specific odour assessments.
- Confirm the location and size of the school site/s and confirm the hierarchy of adjoining roads, including cross-sections for key interfaces.
- Identify and respond to potential off-site amenity impacts from any residual agricultural activities and basic raw materials extraction activities on sensitive land uses, with reference to timing and staging.
- Consider the potential location of telecommunications tower/s to provide an acceptable level of service to the DSP area.

| LSP Area           | Approx gross area | Current number of parent lots | Primary initial road and service access route | Amenities                                                                                                                    |
|--------------------|-------------------|-------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 1: Nowergup        | 388ha             | 13                            | Nowergup Rd                                   | 1x Local Centre; 1x Private College; 2x Public Primary Schools; Conservation Estate                                          |
| 2: Carabooda South | 430ha             | 29                            | Kiln Rd                                       | 1x District Centre; 1x Neighbourhood Centre; 1x Local Centre; 1x High School; 2x Public Primary Schools; Conservation Estate |
| 3: Carabooda North | 161ha             | 24                            | Carabooda Rd                                  | 2x Public Primary Schools; Convenient to Centres in LSP Area 2                                                               |

**Table 2: LSP Areas**

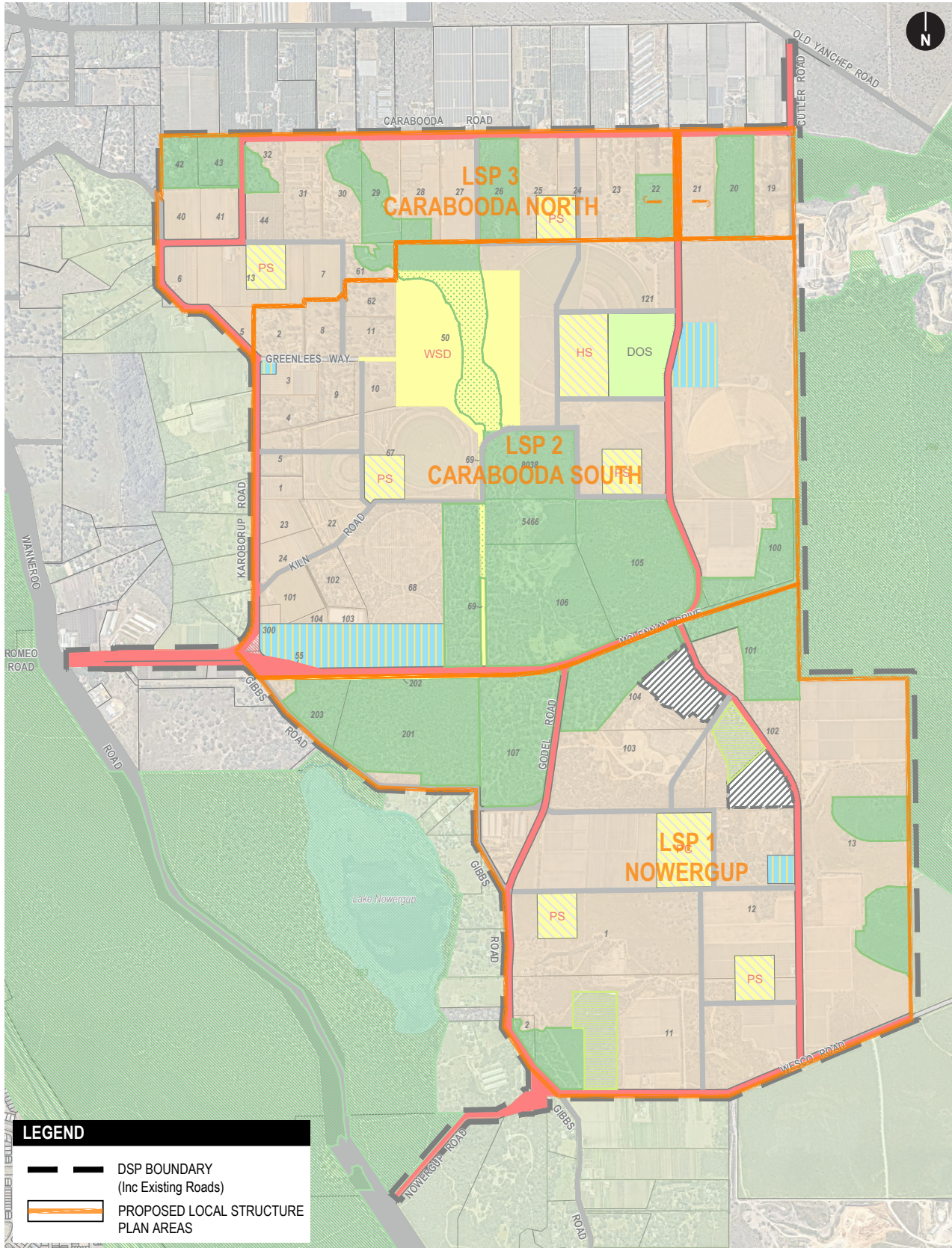


Figure 2: Proposed LSP Areas Plan (Source: Nearmap)



- Support the preparation of a DCP for any standard and/or community infrastructure items that are of benefit to more than one developing landowner and require cost-sharing arrangements, including the Conservation Management Fund.

## 4.5 Subdivision & Development

The approval of an LSP for each precinct will enable subdivision and development applications to be progressed and approved within that precinct. The primary consideration for this stage of the planning process will be interface management for existing non-urban activities.

The relocation of existing businesses and rural operations, including market gardens and extractive industries, away from the approaching urban front is unlikely to happen immediately. This DSP envisages that the continued operation of existing rural businesses should be facilitated until such time as their owners decide otherwise.

The management of potential land use conflicts will include the use of:

- Appropriate separation distances between sensitive uses and the rural business;
- The use of notifications on the title of newly-created lots to inform landowners of potential amenity impacts, such as dust, odour, noise and vibrations arising from nearby rural business operations; and/or
- The use of Local Development Plans as appropriate.

The Environmental Protection Authority's Environmental Protection Guidance Statement No.3: *Separation Distances between Industrial and Sensitive Land Uses* provides advice on which land uses require separation and recommends appropriate separation distances. This guidance will be considered as part of all planning decisions where existing business operations may impact proposed land uses in terms of amenity and human health.

## 5. Infrastructure Implementation

| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Responsibility                                                                                                                                                                                                                                                                                                                                                                                     | Estimated Timeframe                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environment and Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>Establishment of Conservation Management Fund through landowner agreements</li> <li>Establishment of local POS</li> </ul>                                                                                                                                                                                                                                                                                                                 | Carabooda Landowner Group and individual developers, as applicable.                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>CMF: across life span of development</li> <li>Local POS: progressive from 2028-29 to mid-2030s.</li> </ul>                                                                                                                                                                                                                                                          |
| <b>Movement and Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>McLennan Drive upgrade</li> <li>Carabooda Road upgrade</li> <li>Nowergup Road upgrade</li> <li>Karoborup Road upgrade</li> <li>Kiln Road upgrade and extension</li> <li>Gibbs Road upgrade</li> <li>North-South Road 1</li> <li>Intersection upgrades with Wanneroo Road and Old Yanchep Road</li> </ul>                                                                                                                                  | Carabooda Landowner Group and individual developers, as applicable. Costs to be shared through a DCP.                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>McLennan Drive: 2032-33</li> <li>Carabooda Road: 2032-33</li> <li>Nowergup Road: 2028-29</li> <li>Karoborup Road: 2029-31</li> <li>Kiln Road: 2029-31</li> <li>Gibbs Road: 2029-31</li> <li>North-South Road 1: 2029-31</li> <li>Electric bus depot: Dependent on population growth rate and related provision of bus services. For discussion with PTA.</li> </ul> |
| <b>Community and Social Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>District community centre</li> <li>District library</li> <li>Local community centres x 2</li> <li>Local active open space</li> </ul>                                                                                                                                                                                                                                                                                                      | Carabooda Landowner Group and individual developers, as applicable.                                                                                                                                                                                                                                                                                                                                | For discussion with City of Wanneroo.                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Utility Service Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>2x wastewater pumping stations (one for each development front) and a pressure main connection to the Alkimos main sewer</li> <li>2x DN400 water mains (~3.2km)</li> <li>1x 22kV electricity feeder line from the Yanchep zone substation</li> </ul>                                                                                                                                                                                      | Some water and sewer infrastructure may be delivered under a Developer Constructed Works Agreement (subject to funding) – to be confirmed with Water Corporation for each item. Zone substation and transmission infrastructure to be delivered by Western Power. Distribution infrastructure to be considered through developer applications to Western Power as part of the subdivision process. | 0-5 years – enabling infrastructure required for initial stages.                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>Sewer vortex discharge arrangement to the Alkimos main sewer</li> <li>Alkimos main sewer DN1500 – Section 2*</li> <li>A new zone substation (minimum 2 transformers) within the DSP and 132kV transmission line from the Neerabup-Pinjar line</li> <li>3x 22kV feeder lines from the new zone substation</li> </ul>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                    | 0-10 years – upgrades and infrastructure required to enable delivery beyond the first 1,000-2,000 lots.                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>6x wastewater pumping stations (type 10 to type 90)</li> <li>Carabooda main wastewater pumping station (type 500)*</li> <li>Alkimos main sewer DN1500 additional extension*</li> <li>Western extension of Alkimos main sewer*</li> <li>Duplication of Carabooda storage tank*</li> <li>Water distribution mains and high-level tanks</li> <li>8x 22kV feeders</li> <li>1x additional zone substation transformer (if required)</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                    | 10+ years – infrastructure required for full-development                                                                                                                                                                                                                                                                                                                                                   |

Notes: The requirements, responsibilities and timeframes outlined are based on currently available information and are subject to change. Further engagement with Western Power and the Water Corporation will be required.

\*Items will ultimately service an area greater than the draft DSP area (40,000+ lots); however, full development of the DSP area cannot occur without this infrastructure being in place and development will bring forward the need for some of these items.

**Table 3:** Infrastructure Implementation



## 6. *Staging*

Development of the DSP will occur on a staged basis coordinated by the DSP and subsequent LSPs. As illustrated in Part 2 of this DSP, staging is guided by proximity to the urban front, service infrastructure availability, existing infrastructure and buffers to residual agricultural activities and basic raw materials extraction areas.

Macro-level staging will relate to the three LSP areas defined in Section 4 above. These are numbered in order of anticipated priority. LSPs 1 and 2 are very likely to progress in parallel.

Micro-level staging will relate to individual landowners within each LSP area and their proximity to the urban front and existing infrastructure. There is an opportunity for two development fronts to operate concurrently; one within LSP Area 1 and the other within LSP Area 2, transitioning into LSP Area 3.





Site Photo: View facing of site area from eastern site boundary



