Broadcast Australia* owns 42 hectares (ha) of land between Erindale Road and Wanneroo Road in Hamersley. The land was acquired for broadcast use in the 1930s.

An area of 12.4ha fronting Erindale Road was identified as surplus to operational requirements by Broadcast Australia* and subdivided from the adjacent transmission site. The subdivision created Lot 802, 179 Erindale Road.

Lot 802 is currently zoned ‘Urban’ under the Metropolitan Region Scheme (the broader scheme covering the Perth Metropolitan Area), but it is designated – ‘Public Use: Commonwealth’ under the City of Stirling Local Planning Scheme No.3 (LPS3).

As Lot 802 is surplus to operational requirements the designation ‘Public Use: Commonwealth’ is no longer appropriate and Broadcast Australia* is proposing to rezone the site to ‘Development’ Zone.

The potential rezoning of Lot 802 to Development Zone, would mean that the land could be sold by Broadcast Australia* and put to a better use. This may include a future new development featuring a combination of new homes and new public open space.

Before any development can take place there are two processes to follow. These processes legally require periods of public consultation in addition to this elective pre-lodgement consultation.

1. **Process 1** is the proposed scheme amendment (or rezoning) application.

2. **Process 2** is the detailed Structure Plan. This would be undertaken by the purchaser of the land and would aim to identify a specific road layout, land uses, open space and entry points.

While more detailed feedback will be reviewed during both the Scheme Amendment and Structure Plan processes, Broadcast Australia* is seeking initial community feedback to inform the rezoning application it proposes to make with the City of Stirling for Lot 802.

*Digital 4 Pty Limited is the landowner and is a wholly owned subsidiary of BAI Communications Pty Limited, trading as Broadcast Australia, and is an entity that is used to hold BAI Communications’ land assets.
A 42ha site between Erindale Road and Wanneroo Road was first acquired for broadcasting transmission services in the 1930s and is still used for this purpose.

The area was extensively cleared in 1965, with significant clearing again on site in the mid-1970s. The adjacent lot 803 has been used for radio transmission antennas since the 1970s. A number of antennas have been constructed over the site since the 1930s and there are currently 6 antennas which are used for radio transmissions, including a number of back up antennas. The site also contained several small transmitting antennas, of which now only the concrete footings remain. There are also access and firebreak tracks through the site.

Over time the urban front has moved north and beyond the property. A 3ha portion of the original land was purchased by Main Roads WA in 2009. The ‘Hamersley Project’ involves rezoning a 12.4ha (shown in dashed line) part of the 42ha.

**1930s**
A 42ha site is acquired and the land cleared for broadcast transmission purposes.

Wanneroo Road, the new suburb of Balga and the Karrinyup Country Club can be seen.

**1974**
The urban front has developed north.

Warwick Shopping Centre and Erindale Road can be seen.

**1985**
By 1985 Reid Highway is visible and the Balcatta Industrial Area is taking shape.

**2019**
The original 42ha site and project area in 2019.
Site Context

LOT 802
12.4ha

LOT 803
24.6ha

LEGEND
- HAMERSLEY PROJECT
- LOT 803
- LOT AREA IN HECTARES
- LOT BOUNDARY
- HIGH / LOW POINTS (SITE LEVELS)
- SEWER EASEMENT EXISTING
- SEWER EASEMENT FUTURE
- RADIO MAST
- ACCESS DETAIL (EXISTING)
- PUBLIC OPEN SPACE (EXISTING)
- BUS STOPS (EXISTING)
- SINGLE RESIDENTIAL HOUSING
- ROADS EXISTING
- ROADS FUTURE

**Site Context**

LOT 803
24.6ha

LOT 802
12.4ha

HIGHWAY

LOW POINT

LOW POINT

OPPORTUNITY TO CONNECT WITH LENNOX RESERVE

HAMERSLEY PROJECT

www.hamersleyproject.com.au
Local Movement

The site is shown in the context of the overall East Hamersley residential area, bounded by Beach Road, Wanneroo Road, Reid Highway, and Erindale Road.

Full access (right and left turn) is available to Beach Road and Wanneroo Road only.

Only left-in/left-out access is available to Erindale Road.

Possible access locations for the project initially identified as:
- Connection to Lennox Place, with indirect access to Wanneroo Road.
- Direct connection to Erindale Road via a new roundabout at Eglinton Crescent; and/or
- Possible extension of Vickers Street (pedestrian/cyclist, emergency access, and/or road connection).

Main Roads WA is continuing to assess the design for the future grade separated interchange to the southwest of the site.

The current interchange concept as it relates to the adjacent land is shown.

(Note: Indicative design only - subject to review. Construction timing unknown).

Area of the Hamersley Project proposed to be rezoned.
ENVIRONMENTAL ASSESSMENT

An assessment of flora, vegetation and fauna habitat within the project area was undertaken by two senior ecologists in Spring 2017. An additional follow-up targeted flora survey was undertaken in Spring 2018. The assessment identified the following key ecological values:

- Banksia woodland including Banksia attenuata, B. menziesii and B. prionotes species with some areas of Eucalyptus marginata mid open woodland.
- Foraging habitat for Black Cockatoos.
- A few trees on site contain hollows potentially suitable for breeding of Black Cockatoos.

The flora, vegetation and fauna survey documentation will be made publicly available during the consultation stages of the Scheme Amendment (re zoning) and Environmental Protection Authority (EPA) referral process, as well as the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) process as these progress.

ASSESSMENT AND APPROVAL PROCESSES

The proponent is currently seeking approval from the Commonwealth and State Government, including:

COMMONWEALTH EPBC ACT

- Potential impacts to Banksia woodland and Black Cockatoos have been referred to the Commonwealth Department of Environment and Energy under the Environment Protection and Biodiversity Conservation Act (EPBC Act) for assessment and approval.
- The Minister for Environment has determined the Hamersley Project a ‘controlled action’ for impacts to Banksia woodland and Black Cockatoos, to be assessed via Preliminary Documentation.
- It is likely that the project will require a strategy to offset these impacts, such as purchase and conservation of an offset site.
- Approval under the EPBC Act will be required prior to development of the Hamersley Project.

STATE ASSESSMENT

- Potential impacts to State protected environmental values (such as Black Cockatoo habitat) will be assessed by the Environmental Protection Authority (EPA) for significance.
- The EPA may require onsite retention/ mitigation of environmental impacts, and/or may require an off site conservation offset.
- State protected environmental values will also be assessed throughout the planning and development process, with advice from relevant State government environmental agencies.
- The City of Stirling and State government environmental agencies may request that future development of the site respond to environmental values through the planning and development process.

POTENTIAL ENVIRONMENTAL OUTCOMES

The environmental outcomes will be determined throughout relevant environmental assessment and approvals processes. Potential environmental outcomes may include measures such as:

- Retention of Banksia woodland vegetation and Black Cockatoo habitat in public open space, where possible or required.
- Retention of Black Cockatoo habitat trees in streetscapes, where possible or required.
- Landscaping with native species of local provenance which provide habitat for Black Cockatoos, where possible or required.
- Purchase and protection of an off-site conservation offset, where required.
A community consultation drop-in session was held on Saturday 29 June 2019 at the Hamersley Community Recreation Centre. The drop-in session provided information to gain initial community feedback on a rezoning application to be lodged with the City of Stirling for 179 Erindale Road (Lot 802), Hamersley. Along with display boards a community survey was also provided on the day and via www.hamersleyproject.com.au

Who gave us feedback? We had 52 respondents provide feedback either at the community drop-in session or via the online survey with 98% of respondents living in Hamersley!

**Community Consultation Session**

**WHICH STREETS YOU LIVE ON?**

<table>
<thead>
<tr>
<th>Street</th>
<th>Frequency</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Vickers...</td>
<td>15</td>
<td>25%</td>
</tr>
<tr>
<td>Eastwood...</td>
<td>12</td>
<td>19%</td>
</tr>
<tr>
<td>Bissell Way</td>
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<td>15%</td>
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<td>Don Place</td>
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<td>Rannoch...</td>
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<td>8%</td>
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<tr>
<td>Whitely...</td>
<td>5</td>
<td>8%</td>
</tr>
</tbody>
</table>

**HOW DID YOU TELL US?**

- **Online**: 37%
- **In-person**: 63%

** WHICH BEST REPRESENTS YOUR HOUSEHOLD?**

- Later family (all children have left home) 25%
- Young family (children under 6 years) 19%
- Older family (no children) 15%
- Middle family (children over 15 at home) 13%
- Mature family (children over 15 at home) 10%
- Single people (no children) 8%
- Young couple 8%
- Did not answer 2%

**WHAT WERE YOUR AGE GROUPS?**

- Over 55 years 56%
- 45 to 54 years 23%
- 35 to 44 years 9%
- 25 to 34 years 8%
- 18 to 24 years 2%
- Did not answer 2%

**HOW LONG HAVE YOU LIVED IN HAMERSLEY?**

- More than 20 years 42%
- Between 10 years and 20 years 27%
- Between 5 years and 10 years 15%
- Less than 5 years 14%
- Did not answer 2%
What you said and how we listened

THE KEY MATTERS THE COMMUNITY RAISED AND HOW COULD THE PROJECT BEST RESPOND TO THEM?**

**Other items were also raised in the community survey, which ranged from requests for dog parks to raise curfews. The above represent the key matters raised by multiple respondents. All of the survey matters raised will be summarised in the Consultation Summary Report which will be submitted to the City of Stirling as part of the Scheme Amendment (rezoning) application so the views of respondents are conveyed to Council.

CONSIDER PRIVACY OF EXISTING RESIDENTS AT THE SITE BOUNDARIES

What you said:
Survey respondents would like to minimise the impact on adjacent residences. They cited existing vegetation, which acts as a screen to their homes, as important. They also expressed concerns that taller buildings could overlook backyards, also affecting privacy.

How we listened:
To minimise impact on adjacent residences, the future concept design could look to provide public open space and landscaped basins adjacent to existing residences to provide a buffer from any development. Where this is not practical, the concept design could position single residential lots along the boundaries shared with existing residences. The concept plan will be publicly advertised to enable residents to provide their feedback.

HOUSING SHOULD FIT IN WITH THE SURROUNDING AREA

What you said:
While respondents acknowledged the need for a mixture of housing types, they want to ensure that the development does not lead to an increase in crime, social housing or overdevelopment that may cause the value of their properties to decrease.

How we listened:
We acknowledge that addressing the needs and concerns of our neighbours will be part of a good development process. We want to ensure that we integrate appropriately with the neighbourhood.

Our research indicates that over 90% of homes in Hamersley are detached homes on larger blocks, providing limited housing options for changing demographics. The Department of Planning, Lands and Heritage Central Sub-regional Planning Framework (March 2018), as part of the Perth & Peel@3.5 Million plan, identifies the need for new dwellings within existing urban areas to help address changes to demographics by providing housing diversity and affordability. We believe there is an opportunity for a development on the land to balance these objectives.

Any concept design proposed for the land will go through Council processes to ensure the scale of development, including height, is appropriate and considers community feedback during public advertising.

BALANCING EXISTING VEGETATION WITH ACCESSIBLE PUBLIC OPEN SPACE

What you said:
Respondents appreciate the existing extent and variety of vegetation on the land. Some respondents also identified an opportunity to provide open space and local amenities.

How we listened:
We acknowledge the extent of vegetation that has regrown on the land since most of the area was cleared in the 1960s. Prior to any clearance of vegetation, the land will be subject to rigorous environmental state and federal approval processes, which will focus on assessing studies of threatened species and strategies to avoid, minimise or offset any significant ecological impacts. The development can provide public open space for the community on a parcel of land that was previously inaccessible to the public. The outcome of the environmental approvals and opening access to new public open space for local residents can provide a benefit to the community.

TRAFFIC CHANGES SHOULD MINIMISE IMPACTS ON SURROUNDING RESIDENCES

What you said:
The possibility of linking Vickers St into the project area was presented for discussion. Some respondents were generally opposed to any form of road connection between Vickers St and the land, preferring to keep Vickers St as it is. For some respondents, pedestrian and cycle access was acceptable. Similarly, Lennox Pl and its nearby residents did not want to see road connections that would result in more traffic.

How we listened:
The connection to Vickers St could provide a net benefit to Vickers St by improving direct access to Erindale Rd and a secondary emergency egress. Given feedback from the community the future concept could include only pedestrian and cycle access from Vickers St to give local residents access to public amenities provided by the development, without increasing traffic. The future concept plan could also be designed to limit traffic movement from the land to Lennox Pl, while still offering access from Lennox Pl to the land. This would potentially provide better access onto Erindale Rd and reduce traffic on Lennox Pl.
What should future development look like?

Survey respondents were asked what they thought a future development on the site should include?

Thinking about potential housing types at this mixed use development, what type of housing would you like to see built there?

86% of respondents suggested residential housing would be appropriate with a preference for the majority to be single homes.

If the site was rezoned for a mixed use development, what would you like it to include?

The majority of respondents would prefer to see only residential but some respondents, generally young families, would like some form of convenience retail or commercial to be included.
A rezoning facilitates change to the statutory planning framework by amending the Local Planning Scheme. A scheme amendment may be requested by a landowner or instigated by the City of Stirling (City). The process for an amendment can vary, but generally the scheme amendment will include the following steps shown in the flow chart:

A. **Initiation of Rezoning** – following assessment, a report is submitted to the City’s Planning and Development Committee and subsequently Council. This will allow Council to determine if the amendment should be initiated.

B. **Review by State Government Agencies** - If the amendment is initiated, it is sent to the Environmental Protection Authority (EPA) for preliminary approval to advertise.

C. **Community Consultation (Advertising)** - on receipt of approval to advertise, the City arranges advertising. This also requires the applicant to erect sign(s) on site for the duration of the advertising period. This advertising period will be a minimum of 42 days (standard amendment) or a minimum of 60 days for a complex amendment.

D. **Report on Submissions** – After advertising, the City staff prepare a report on any submissions received for Council’s consideration. The City will then determine whether or not to adopt the amendment and must then forward it on to the WA Planning Commission (WAPC).

E. **Final Determination** – the final scheme amendment document, a schedule of all submissions received and details of Council’s decision are sent to the WAPC to obtain the Minister for Planning’s final determination. If the Minister agrees to grant final approval, the City will then arrange for the Scheme Amendment to be published, at which point it comes legally into effect. In all cases, the final decision rests with the Minister.

Scheme amendments are subject to processing timeframes. For a standard or complex amendment a timeframe of up to 18 months is anticipated and on occasion can take longer.

The rezoning application proposed for Lot 802 is not expected to rezone the land to a specific zone such as ‘Residential’ or ‘Commercial’. Instead the application will request approval to rezone the land to ‘Development’ Zone. The Development Zone then requires that a Structure Plan be approved by the City and WAPC before any subdivision or development can occur. (As this process also includes review by government agencies and the community it usually results in a better outcome for the site).
A Structure Plan will be prepared for Lot 802 after the land is supported to be rezoned to Development Zone. A Structure Plan is a planning document which guides future land use and development of an area, and is done prior to subdivision and development of new urban areas.

A Structure Plan can show details such as housing density, road networks, areas of public open space and commercial areas. A Structure Plan indicates the way in which an area is to be developed and provides a framework to guide the City of Stirling (City) when it considers future subdivision and development.

The City or the owner of land may prepare and submit a Structure Plan. In this instance, if Lot 802 is supported to be rezoned to Development Zone, the landowner (whether it is Broadcast Australia* or another landowner following a sale) would prepare the Structure Plan.

Components of the Structure Plan can be prepared drawing on the feedback received during this period of preliminary consultation, and consultation during the ‘Process 1 Scheme Amendment’ (rezoning). This might include an indicative subdivision layout, a road layout, areas of new public open space as well as new or improved road connections.

Once the City receives an application for approval to a Structure Plan, it will review it. Once all necessary information is received the City must advertise the Structure Plan. The City will usually provide details on how comments can be made.

Once the Structure Plan has completed advertising, the City staff will review all the submissions received and a report will be prepared for the Council to consider. This report will outline the City staff's assessment of the Structure Plan and review the comments provided during public advertising. The Council is required to consider the report to Council and provide a recommendation (within 60 days) to the Western Australia Planning Commission (WAPC) on whether the Structure Plan should be approved by the WAPC (with or without modifications). The WAPC will then make a final decision and the City is advised of the WAPC's determination. If approved by the WAPC the Council is to have due regard to the Structure Plan when considering any subdivision or development applications.

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