



**Outputs**

**Output:** Preparation of a DSP to guide future planning for the project area.

**Considerations:**

- Environment
  - Contamination
  - Coastal setbacks/foreshore
  - Drainage
  - Urban water management
  - Heritage
  - Beeliar Regional Park
  - Regional Infrastructure
  - Regional road network
  - Public transport
  - Schools
  - Power
- Economic
  - Feasibility
  - Employment
- Community
  - Landowner involvement
  - Wider community
- Planning
  - Neighbourhood structuring
  - Land use
  - Neighbourhood centres
  - District roads
  - Community infrastructure
  - Implementation/Staging
  - Sustainability Assessment
  - Detailed Power Station design

**Output:** Amendment initiated and finalised to rezone the project area. MRS amendment and local structure planning to run concurrently.

**Output:** Preparation of a planning scheme, stipulating statutory requirements for planning and development within the redevelopment area. Scheme preparation and local structure planning to run concurrently.

**Output:** Local structure plans aligned with the strategic intent of the DSP, providing for detailed precinct planning and cost contribution arrangements.

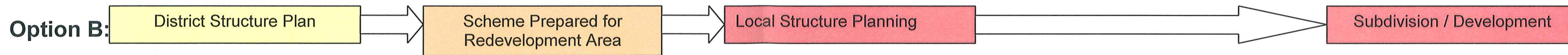
**Considerations:**

Augmentation of the DSP with more detailed assessment of:

- Environment
  - Urban water management
  - Environmental management of contaminated sites
- Infrastructure
  - Drainage
  - Servicing and utilities
  - Community facilities
  - Local road network
  - Public Transport
  - Bicycle and pedestrian movement networks
- Economic
  - Local centres analysis
  - Employment
  - Cost contribution arrangements
- Planning
  - Land use/density distribution
  - Lot yields
  - Street block layouts
  - Non-conforming land uses
  - Built form guidelines
  - Public open space

**Output:** Rezoning of project area to development zone, and amendment to TPS to require development generally in accordance with a local structure and cost contribution requirements.

**Output:** Subdivision and development in accordance with the broader planning framework outlined through the DSP and LSP's, allowing for a vibrant, innovative, mixed use, sustainable coastal node.



- Primarily WAPC responsibility
- Primarily landowner and local government responsibility
- Redevelopment Authority responsibility
- Primarily Redevelopment Authority and landowner responsibility