

Dianella Centre

Precinct Structure Plan Part One – Implementation

August 2026
Prepared for: Greenpool Capital

URBIS



Endorsement

This Precinct Structure Plan is prepared under the provisions of the *City of Stirling Local Planning Scheme No.3*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and *State Planning Policy No.7.2 – Precinct Design*.

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

Date

Signed for and on behalf of the Western Australian Planning Commission:

an Officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

Witness

Date

Date of Expiry

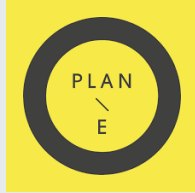
Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

Project Team

This Precinct Structure Plan (PSP) has been prepared by Urbis on behalf of Greenpool Capital, drawing on a specialist consultant team, including:

- **Greenpool Capital** – Landowner and Developer
- **Urbis (Lead Consultant)** – Planning, Urban Design and Economics
- **DKO** – Project Architect
- **Plan E** – Landscape Architect
- **Colliers** – Engineering
- **PJA** – Transport
- **Avant Hydro Consultants** – Water Management
- **Shape Urban** – Stakeholder and Community Engagement

Executive Summary

The Dianella Centre Structure Plan (PSP) has been prepared to coordinate the redevelopment of land within the Dianella Plaza Shopping Centre and surrounding area including the Our Lady's Assumption School and Stirling (Dianella) Libraries.

The PSP outlines a vision for the growth of the retail centre, in addition to diversifying land uses to provide greater housing, community amenity and public realm outcomes for the Dianella community.

The PSP is intended to assist in evolving the Dianella Centre into a mixed-use activity centre that builds on the existing Dianella Plaza Shopping Centre. It is intended that introducing residential development and other supporting uses (such as hospitality and commercial) will contribute to enhancing the vibrancy within the centre and enhancing the vitality of local businesses.

The PSP has been prepared in accordance with the relevant provisions of the Western Australian Planning Commission (**WAPC**)'s *State Planning Policy 7.2 – Precinct Design Guidelines*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Stirling *Local Planning Scheme No. 4*.

The document comprises:

- **Part One:** Implementation
- **Part Two:** Explanatory Report and Appendices

The technical appendices for the PSP include:

- **Appendix A** – Landscape Master Plan, prepared by Plan E
- **Appendix B** – Transport Impact Assessment, prepared by PJA
- **Appendix C** – Engineering Report, prepared by Colliers
- **Appendix D** – Water Management Report, prepared by Avant Hydro Consultants
- **Appendix E** – Retail Needs Assessment and Net Benefit Test, prepared by Urbis



The Vision

The vision for the Dianella Centre is to create:

To create a vibrant, amenity-oriented mixed-use precinct in Dianella that brings together contemporary living, accessible retail and community spaces, and the area's natural vegetation.

Through sustainable design, the precinct will reflect local identity, foster a strong sense of belonging, and deliver a reimagined retail and lifestyle experience that meets the needs of young professionals, families and older generations alike.





Precinct Structure Plan Summary Table

Item	Data	Structure Plan Reference
Total area covered by the precinct structure plan	8.95 hectares	Section 1 – Structure Plan Area
Area of each land use proposed: - Centre - Mixed Use - Private Community Purpose	- Centre – 2.13ha - Mixed Use – 3.21ha - Private Community Purpose – 1.24ha	Precinct Structure Plan Map – Part 2
Estimated number of dwellings	619 dwellings, all multiple dwellings	Section 7.8.2 of Part 2
Estimated residential site density	69 dwellings per hectare	Section 7.8.2 of Part 2
Estimated population	1,114 persons, based on an average of 1.8 persons per dwelling	Section 7.8.2 of Part 2
Number of high schools	Nil	N/A
Number of primary schools	Existing Primary School	N/A
Estimated commercial floor space	30,245sq.m	Section 7.7.1 of Part 2
Estimated area and percentage of creditable public open space given over to: Local parks	Nil	N/A

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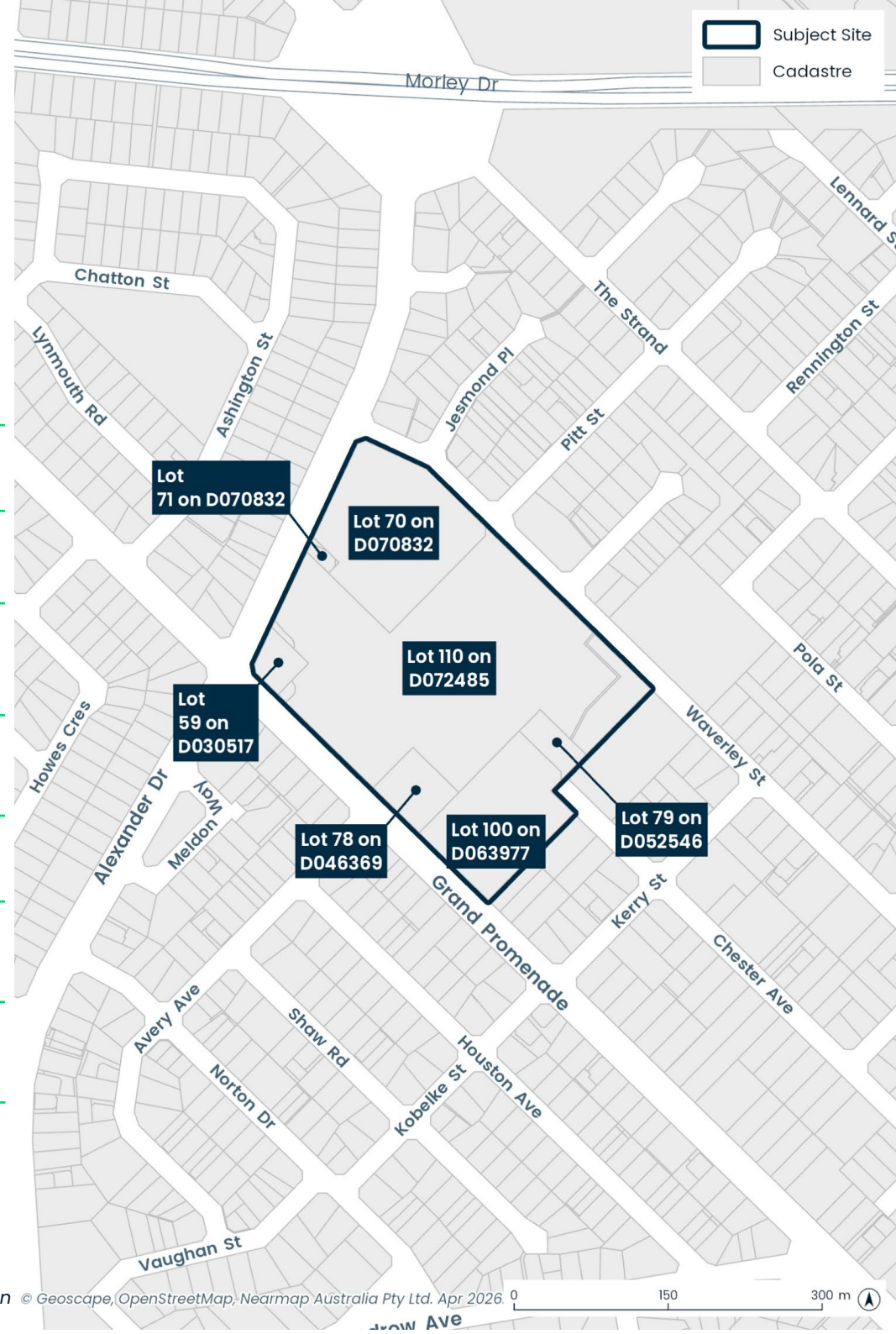
01 Precinct Structure Plan Area

1 Precinct Structure Plan Area

The PSP Area relates to the area outlined on **Plan 1 – PSP Map**. A summary of the applicable lots is provided in **Table 1** below.

Table 1 PSP Area

Lot	Plan	Vol	Fol	Area (ha)	Address	Proprietor
59	30517	1884	103	0.1816ha	372 Grand Promenade	WPG Commercial Pty Ltd
70	70832	1747	918	1.7735ha	160 Alexander Drive	Dianella Plaza Asset Co Pty Ltd (Hotel Site)
71	70832	1747	919	0.0465ha	158 Alexander Drive	Racing and Wagering WA (TAB)
78	46369	1396	233	0.3462	360 Grand Promenade	Dianella Plaza Asset Co Pty Ltd (petrol station)
79	52546	1505	499	0.1842	44 Chester Avenue	City of Stirling (Library)
100	63977	1977	572	1.2441ha	346 Grand Promenade	The Roman Catholic Archbishop of Perth (School)
110	72485	1818	586	5.1753ha	366 Grand Promenade	Dianella Plaza Asset Co Pty Ltd (Dianella Plaza)



02 Operation

2 Operation

This PSP is in effect from the day it is approved by the WAPC, as stated on the Endorsement Page.

As stated in Section 28 of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015*, this PSP has effect for a period of 10 years from the day it comes into effect.

As stated in Section 27 of the Deemed Provisions, a decision-maker for a development approval or subdivision approval in an area that is covered by a PSP is to give due regard to, but is not bound by, the PSP.

2.1 Scheme Relationship

The PSP has been prepared under the City of Stirling (**the City**) Local Planning Scheme No. 4 (**LPS 4**).

Where it is otherwise not covered, the provisions of LPS4 and the Residential Design Codes (**R-Codes**) shall prevail. All relevant policies of the Western Australian Planning Commission, and City of Stirling also apply, unless varied by this PSP.

Where a development application or subdivision application prepared pursuant to the PSP varies the development standards and requirements of the PSP, it will be assessed against the design principles of relevant *State Planning Policy 7.0 – Design of the Built Environment provisions* and the objectives and requirements set out in the PSP.

2.2 R-Codes Application

In accordance with Clause 1.2.3 of Volume 2, acceptable outcome provisions of the R-Codes may be amended, replaced and/or augmented through a Local Development Plan, Local Planning Scheme or Precinct Structure Plan.

The PSP proposes modifications to the R-Codes. These modifications are provided for each relevant Precinct in **Section 6.0**, and relate to the following:

Volume 2:

- Acceptable Outcome A2.2.1 – Building Height
- Acceptable Outcome A2.3.1 – Street Setback
- Acceptable Outcome A2.4.1 – Side and Rear Setback
- Acceptable Outcome A2.5.1 – Plot Ratio
- Acceptable Outcome A3.3.4 – Deep Soil Area

03

Purpose & Objectives

3 Purpose and Objectives

Purpose: To provide a framework for land use, zoning, subdivision, design and development requirements to ensure a well-coordinated and sustainable development outcome. Consistent with the design elements in State Planning Policy No.7.2: Precinct Design, the objectives of this PSP are as follows:

Daily Needs – ‘Centre’ Zone

Revamped retail experience prioritising daily convenience for the community.

Objectives

- Reinforce the role of the district centre as a key activity centre providing a diverse range of retail, commercial and community uses serving the surrounding catchment.
- Ensure development responds to its context by managing building scale, height and interfaces to protect local character and amenity.
- Support economic activity and local employment by providing a flexible framework to enable a range of business and commercial opportunities.
- Support efficient movement and access by facilitating public transport, walking and cycling, and managing vehicle access and parking.

Living & Lifestyle – ‘Mixed Use’ Zone

Mixed use hub with a strong local identity and activation day and night.

Objectives

- To provide for a mix of active and semi-active uses on ground level which are compatible with residential on upper levels.
- Support active and vibrant centres by promoting street-level uses that contribute to activity, safety and passive surveillance throughout the day and evening.
- Deliver housing choice and diversity to meet the needs of different household types, incomes and life stages.
- Encourage walkability and connectivity through safe, direct pedestrian and cycling links within the zone and to surrounding areas.

Education – ‘Private Community Purpose’ Zone

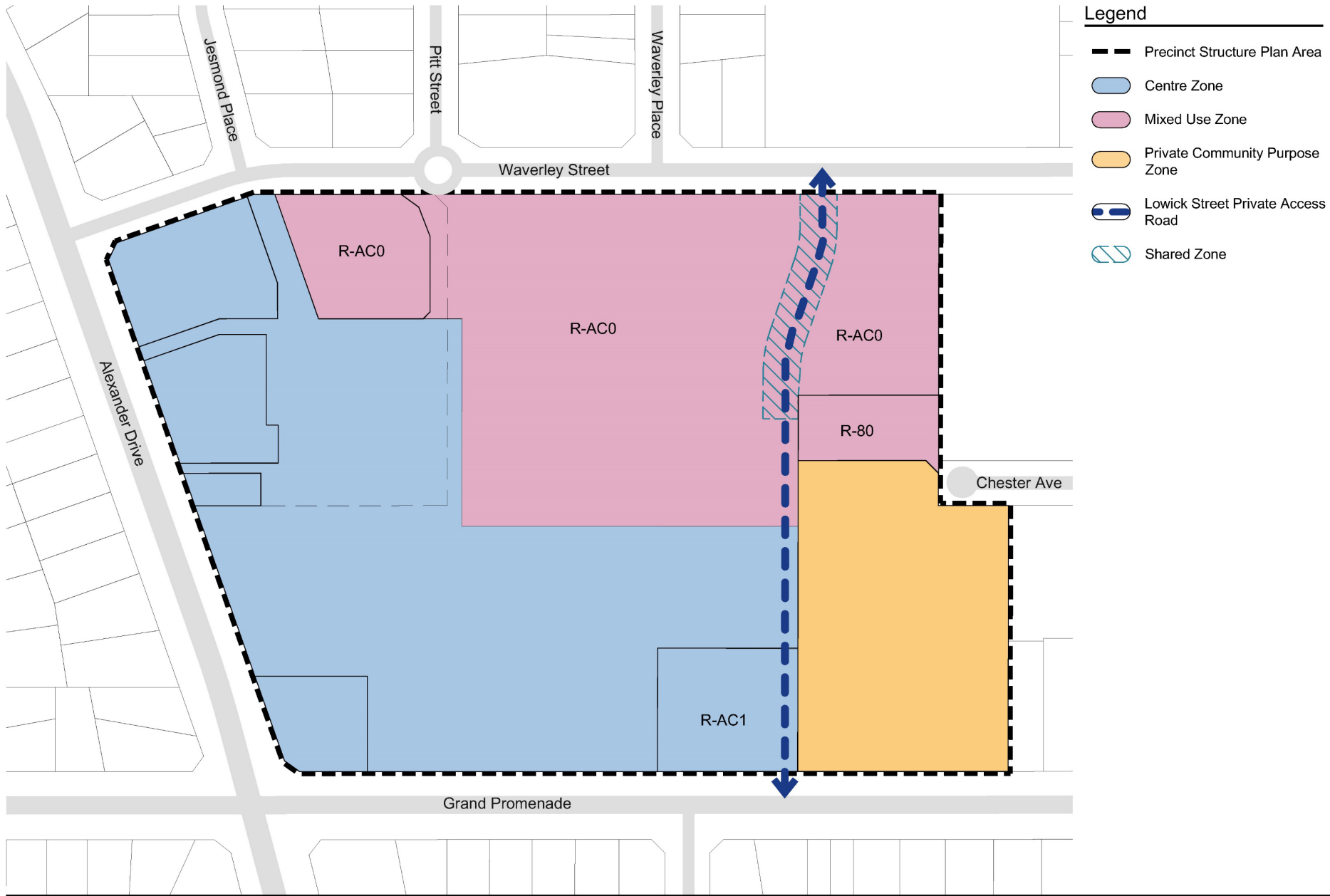
A learning hub that connects to the wider precinct.

Objectives

- To provide sites for privately owned and operated education institutions and related facilities.
- To improve connectivity with surrounding community facilities and the public realm.
- To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

04

Subdivision & Development Requirements



Precinct Structure Plan Map - Part 1 Dianella Plaza Precinct Structure Plan

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Figure 2 Precinct Structure Plan Map – Part 1

4 Subdivision and Development Requirements

4.1 Precincts

The PSP has been divided into three precincts, comprising:

- Living and Lifestyle
- Daily Needs
- Education

These precincts each have unique features and focus activities, to guide the intended development outcomes expected for each precinct.

Subdivision and development of land within the PSP area shall be in accordance with the zones shown on the PSP. Refinements to the extent of the zones shown in the PSP are permitted at the subdivision stage subject to an appropriate level of technical justification being provided.

The PSP proposes the zones listed in **Table 3**, as defined in LPS4.

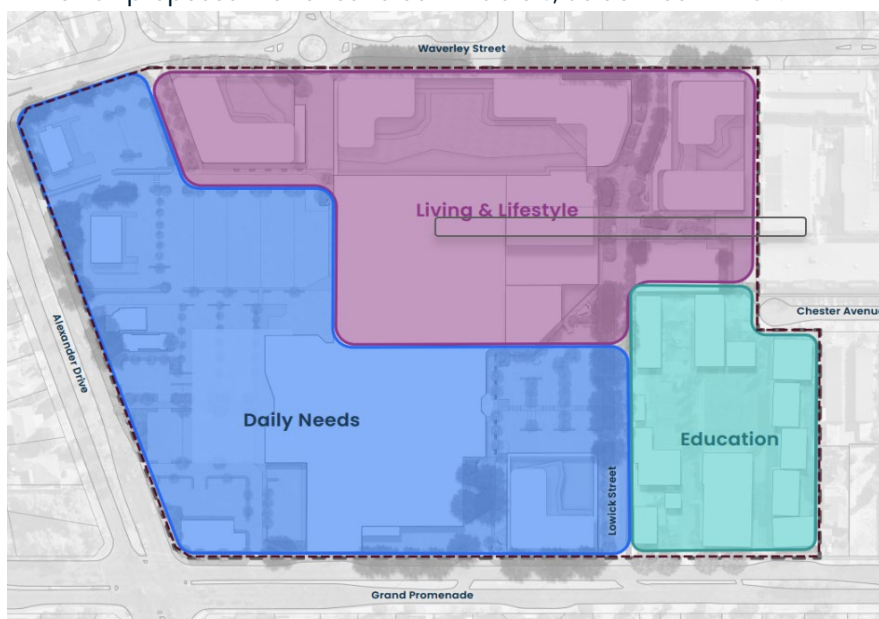


Figure 3 Precinct Structure Plan – Precincts

Table 2 Precinct Summary

Precinct	LPS 4 Zone	Density Code/s	Character Statement
Daily Needs	Centre	R-AC1 (south-western portion only)	• Development of a modern, well-designed shopping centre environment that functions as a key retail area with complementary non-retail uses. • Development is to be efficient and legible, with clear movement paths, weather protection, strong wayfinding and safe, accessible connections.
Living and Lifestyle	Mixed Use	R-AC0 & R80	• Vibrant and adaptable areas that bring together employment, living, retail services and community uses within a cohesive and well-designed environment. • Built form is contemporary in character, and varies in scale to support intensity of use while responding to the surrounding context. Buildings are designed with activity and interest at ground levels, and upper levels providing compatible uses such as residential, office or other similar uses.
Education	Private Community Purpose	N/A	• To provide sites for privately owned and operated education, recreation, institutions and places of worship. • To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

4.2 Land Use Permissibility

- Land use permissibility within the Daily Needs precinct shall be in accordance with the Zoning Table of LPS 4 for the Centre zone.
- Land use permissibility for the Living and Lifestyle precinct shall be in accordance with the Zoning Table of LPS 4 for the Mixed Use zone.
- Land use permissibility for the Education precinct shall be in accordance with the Zoning Table of LPS 4 for the Private Community Purpose zone.

4.3 Development Controls

4.3.1 Residential Development

- Residential densities for the PSP area are shown on **Plan 1 – PSP Map**.
- Residential development shall be in accordance with the correlating density code requirements in the R-Codes, except where modified by the PSP.
- For sites zoned 'R-AC0', built form requirements are required to be in accordance with **Section 5.0**.

4.3.2 Plot Ratio

No plot ratio controls apply. Development massing shall be controlled by setbacks and building height.

4.3.3 Building Height

- Building height is to be as per **Figure 4 – Building Heights**. Maximum overall building height may be increased at the discretion of the responsible authority where it can be demonstrated any variation is consistent with the objectives of the PSP and would not unduly adversely affect surrounding properties.
- All other height controls outlined in LPS 4 and City of Stirling local planning policy framework do not apply to the site.

4.3.4 Setbacks

Setbacks to be provided in accordance with **Table 3** and **Figure 5 – Development Controls**.

4.3.5 Tree Canopy and Deep Soil Areas

No deep soil area controls or minimum requirement for trees apply to individual stages. Deep soil areas and tree canopy is to be provided on an all of site basis, and generally in accordance with the Landscape Masterplan.

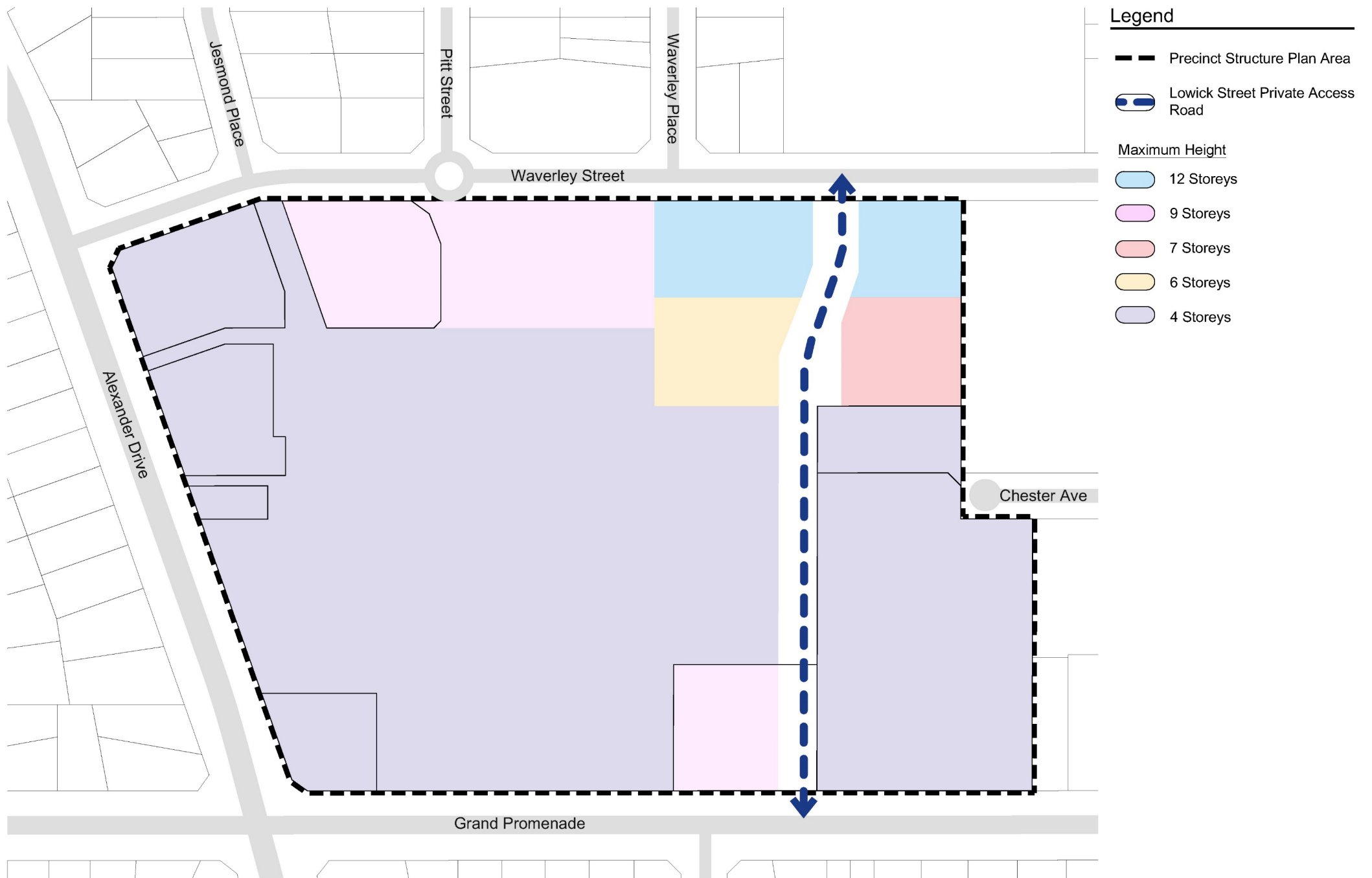


Figure 4 Building Heights

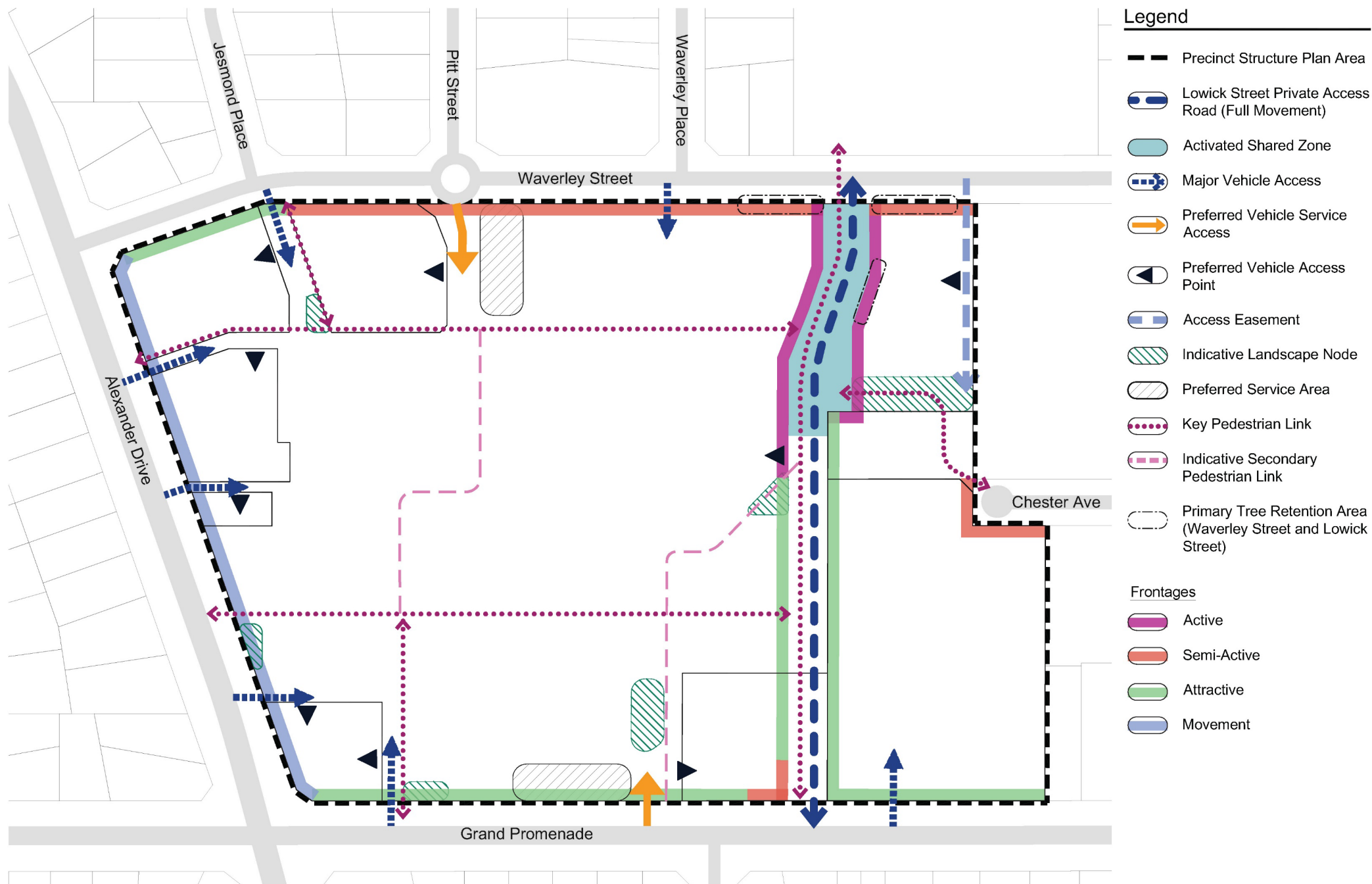


Figure 5 Development Controls

Table 3 – Development Controls

Element	Provision	Frontage			
		Active	Semi-Active	Attractive	Movement
Building Height	Maximum Height	No minimum height applies Maximum height is to be in accordance with Figure 5 – Building Heights			
Plot Ratio		No plot ratio controls apply. Development shall be controlled by setbacks and building height			
Street Setback	Minimum Setback	Nil setback up to 3 storeys, then minimum 2m setback to upper levels from building facade	Nil setback up to 3 storeys, then minimum 2m setback to upper levels from building facade	Nil setback permitted.	2m
	Minimum Tree Retention Setback (as per nominated area on Figure 5)	N/A	5m setback up to 3 storeys, then minimum 2m setback to upper levels from building facade	N/A	N/A
	Maximum	2m. Additional area permitted where providing for pedestrian movement, tree retention or other active uses.	2m. Additional area permitted where providing for pedestrian movement, landscaping, tree retention or other active uses.	No maximum setback.	10m
Side and Rear Setbacks	Minimum	Nil setback	Nil setback	Nil setback	Nil setback
Ground Floor	Residential Use	Not Permitted	Permitted	Permitted	Not Permitted
	Non-Residential minimum ground floor height	3.5m	3.5m	3.5m	3.5m
	Minimum Glazing %	70%	25%	N/A	N/A

4.3.6 Frontages

A frontage type has been allocated for all road and key internal movement areas as outlined **in Figure 5.**

These frontage types, each with their own development standards, are to ensure that activity and built form is scaled and designed to respond to the relevant context, foster the desired experience and concentrates activation for greatest benefit.

Where a site is developed solely for residential purposes, then the applicable R-Code provisions apply to the street interface of that development.

Active Frontage

This frontage will cater for those areas that are projected to have frequent pedestrian movement, requiring street level activation, visual engagement, and main street principles to be incorporated into the built form. This frontage type is concentrated along the northern section of Lowick Street, which forms the gateway to the Living and Lifestyle Precinct and Town Square. Development that occurs within these locations shall be in accordance with the following:

- Building façades are to maximise building articulation, including minimum 70% glazing at ground floor.
- Nil setback from Lowick Street is permitted up to three storeys. A continuous built form is encouraged at ground level, but setbacks may be increased to accommodate active uses (such as alfresco areas), landscaping or pedestrian pathways.
- All car parking areas are to be screened from view, either in the form of basement parking or screened with active uses. On-street parking is still permitted within Lowick Street.
- Awnings should be provided along building frontage to Lowick Street to provide shelter to pedestrians, and must be provided at main entries.
- Residential development is not encouraged at the ground level.

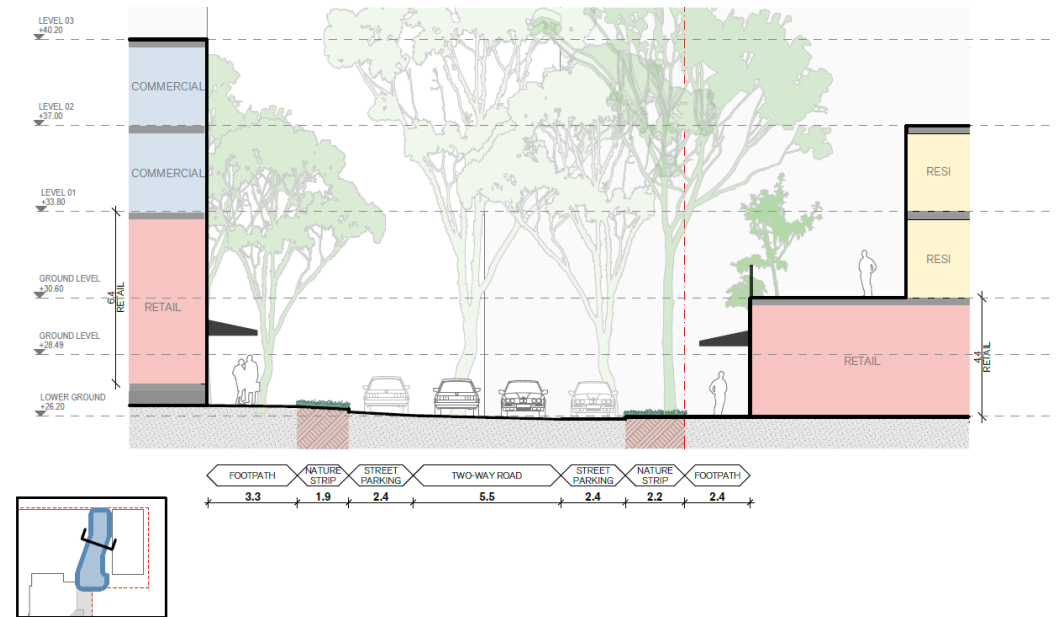
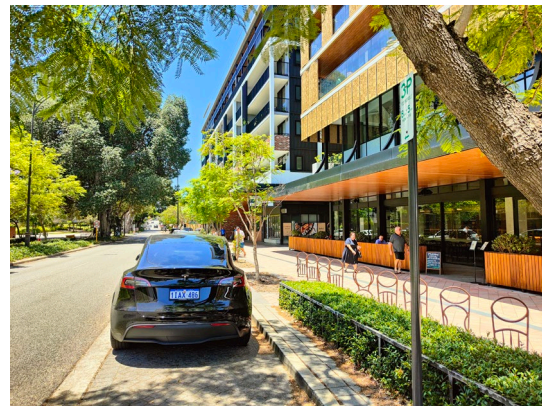


Figure 6 Typical Active Frontage



Semi-Active Frontage

This frontage type is intended to reflect an urban character but does not necessarily accommodate highly active frontages. This frontage is to be utilised in areas which interface with residential areas, such as on Waverly Street, and at key corners of the site.

Development that occurs within these locations shall be in accordance with the following:

- Default nil setback up to three storey is permitted. Ground level building setbacks may be increased to allow for activities, tree retention / landscaping or spaces that create interest and surveillance between the building and street.
- Building frontage are to maximise building articulation, including 25% of the frontage as glazing, building entrances, residential lobbies or other active spaces.
- Ground floor residential development can be considered, where it is designed to be adaptively used by other land uses. Any ground floor residential development must provide a minimum floor-to-floor height of 3.5m.

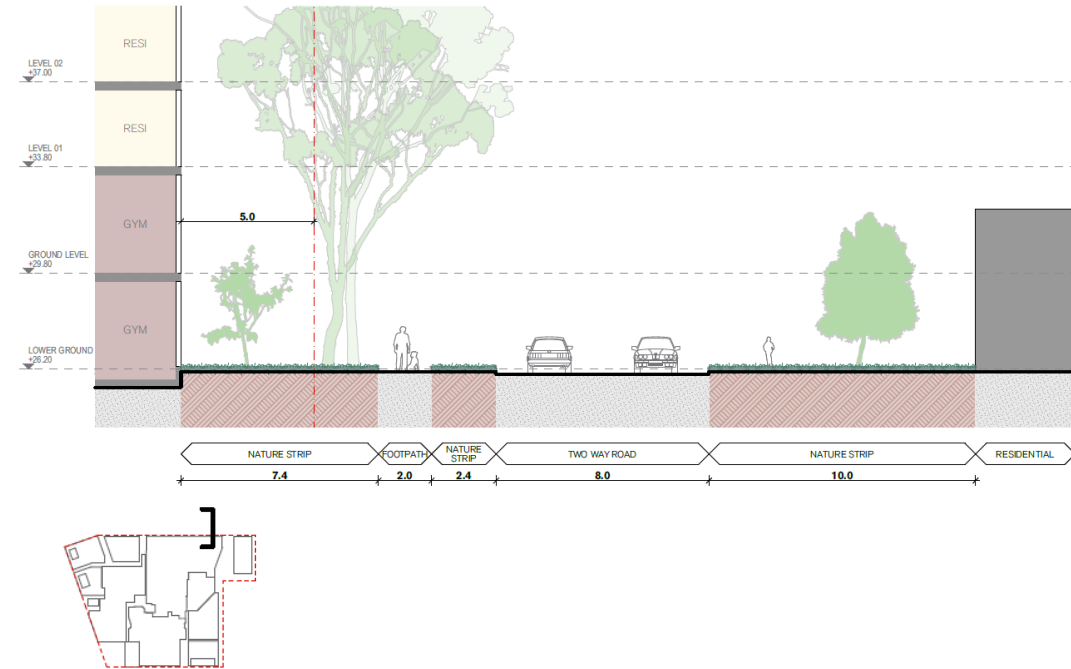


Figure 7 Semi-Active Frontage with Tree Retention Area



Attractive Frontage

This frontage type is intended to ensure good design outcomes for areas where design limitations associated with rear facades, parking areas, back of house environments and where 'big box' retail and commercial service areas may occur.

This frontage type seeks to ensure there is a visually appealing aesthetic to any adjacent public realm and interfacing sites. Development that occurs within these locations shall be in accordance with the following:

- Building façades, either located adjacent or visible from the public realm are to incorporate variations in depth, height, colour, texture and/or materials as well as openings (windows and doors) where practical to create interest and surveillance and avoid visual monotony and blank walls to the public realm and adjacent development.
- Vehicle access, service areas and parking may be sited between the street and built form where supported by landscaping, screening or other mechanisms to complement the amenity of the adjacent street and adjoining development.

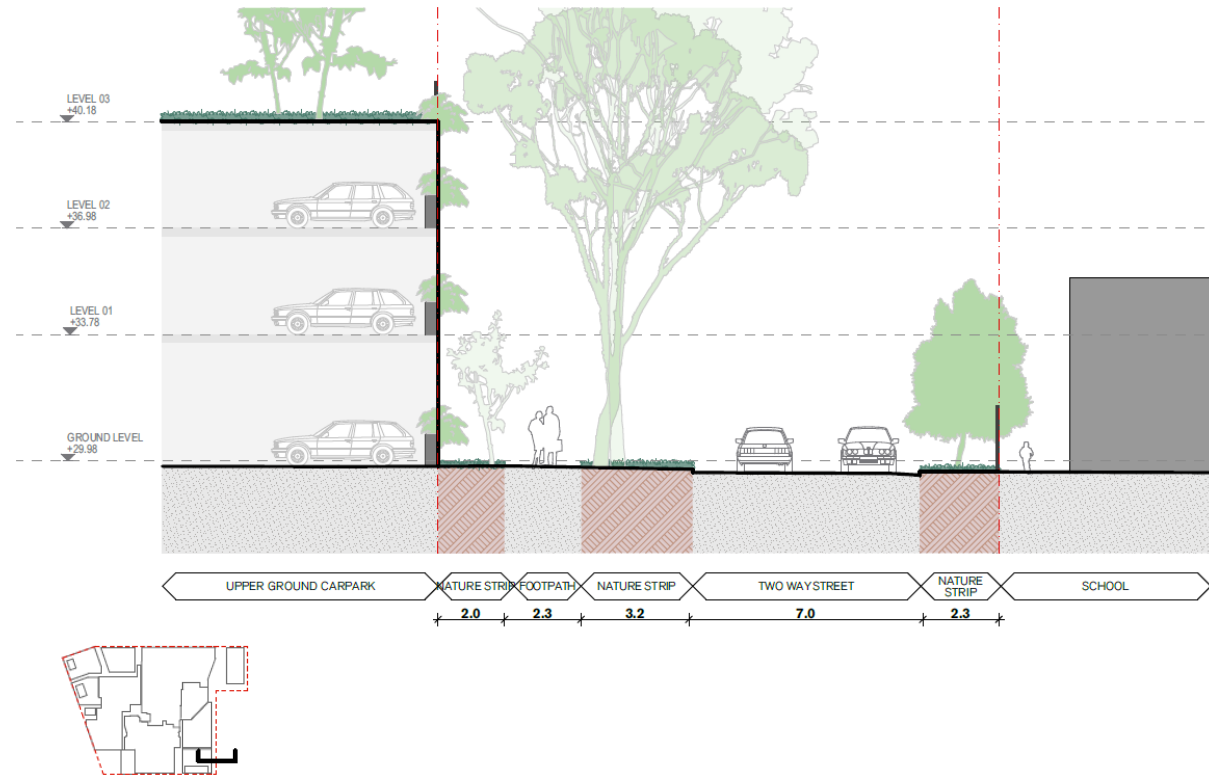
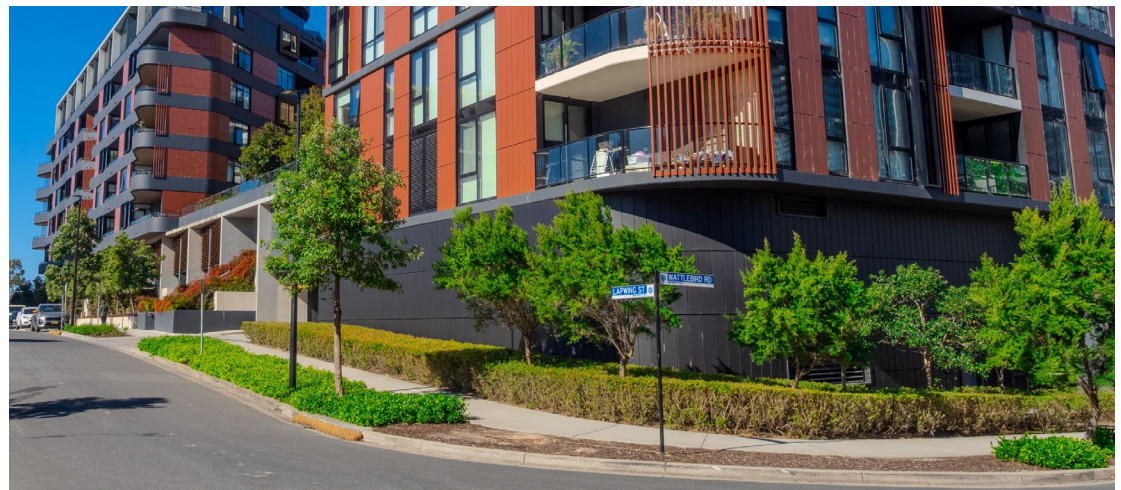


Figure 8 Typical Attractive Frontage (Lowick Street South)



Movement Frontage

This frontage type reflects built form that is primarily experienced by passing vehicles travelling at speed and not located in core pedestrian areas. This frontage type is concentrated along the Alexander Drive frontage, which experiences a range of high exposure and accessible retail uses. Development that occurs within these locations shall be in accordance with the following:

- Building setbacks to the street between 2 and 10 meters are permitted for the purposes of providing landscaping, vehicle access, circulation and queuing areas.
- At-grade vehicle parking is an acceptable outcome for the Centre zone (Daily Needs precinct). Where possible, vehicle parking areas shall be sited behind new buildings (pad sites) and align with adjoining parking areas.
- Building façades, including entries and signage, are to be visible from the street where practicable.
- Awnings are to be provided along the building frontage for the main entrance, where practicable to provide shelter to pedestrians.
- Pedestrian connections from the main entrance of the building through the site to be provided.



4.3.7 Movement Network

- The street network should be developed in accordance with the road hierarchy shown on **Figure 9 – Movement Network and Table 4**. No new public roads are proposed as part of this PSP, and Lowick Street is to remain as a private access road.
- Intersection treatments should be implemented generally in accordance with the Transport Impact Assessment presented as an appendix to this PSP.
- Key pedestrian linkages should be provided in accordance with **Figure 9 – Movement Network and** generally in the alignment shown. These linkages shall be universally-accessible and provide a high level of pedestrian amenity.

Table 4 – Movement Network Summary

Movement Network	Desired Outcomes
Other Regional Road (Alexander Drive)	Reserved under the MRS to identify and protect land required for major road / transport corridors
Activated Shared Zone	The activated shared zone will function as a lively, safe and adaptable town square that balances movement and place, and contributes positively to the identity and experience of the precinct. Active uses are to be concentrated in this area. Landscaping should include hardscape or other public treatments, in addition to vegetation, and be designed as flexible multi-use spaces supporting activity at all hours.
Major Vehicle Access	Primary vehicle access points to the site. These areas are intended to accommodate medium to high volumes of traffic in a safe, efficient and orderly manner. Access points are to be clearly located and legible, with intuitive wayfinding that reduce congestion and conflict. Vehicle and pedestrian movements are to be clearly separated in these areas.
Preferred Vehicle Service Access	Designated location of service access to major retail loading areas. These areas are still to be appropriately screened from view, but are not expected to contain active uses. Safety and efficiency of service vehicle movements is the priority in these areas. Pedestrian and general vehicle movements can still be considered, but should be clearly designated to minimize conflict.
Key Pedestrian Link	The key pedestrian link provides a clear, direct and legible connection between important destinations within the precinct and to surrounding streets, public transport and public spaces. It is designed to be intuitive to use, clearly delineated and supporting high levels of pedestrian movement throughout the day.

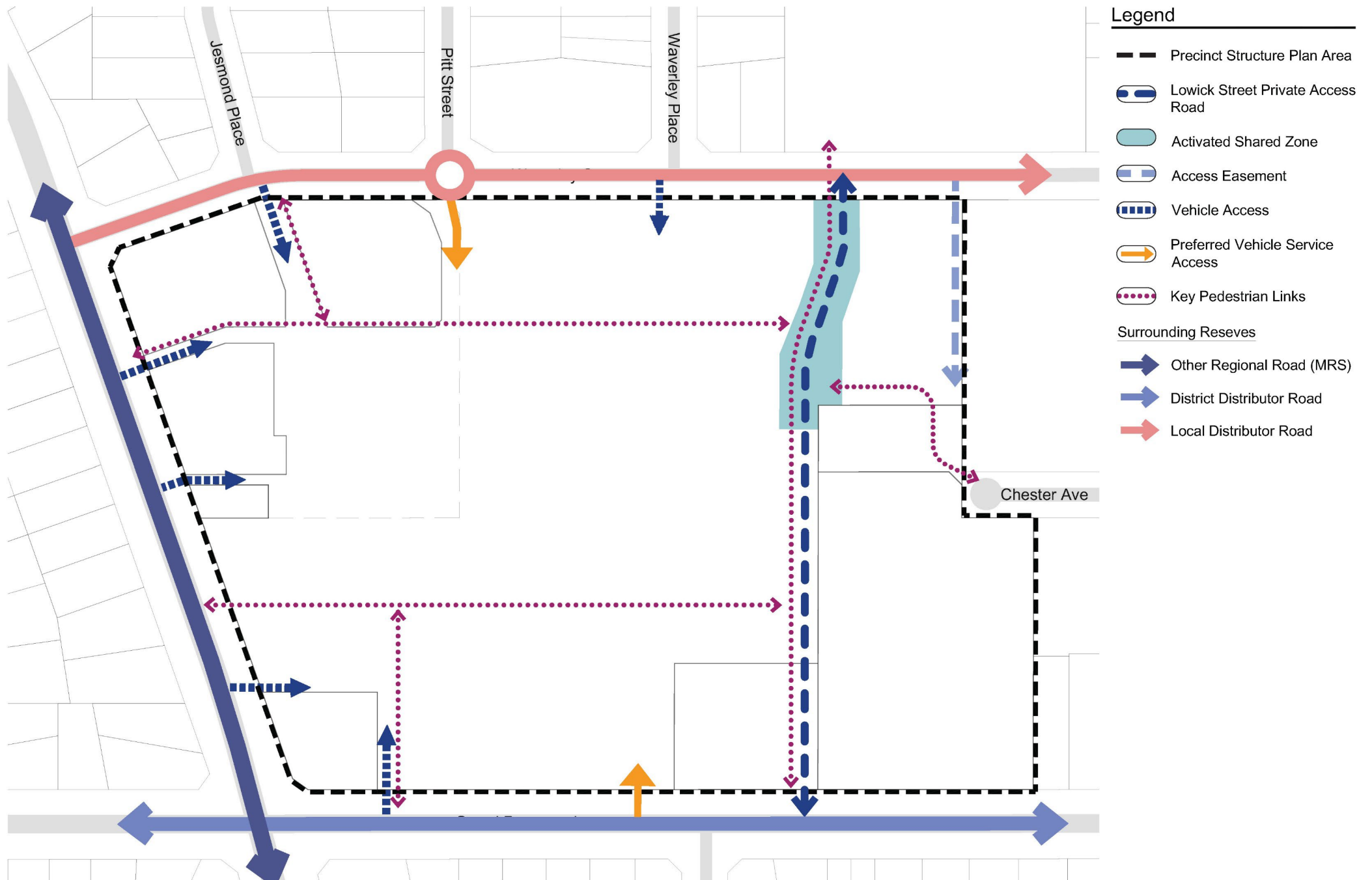


Figure 9 Movement Network

4.3.8 Carparking Requirements

- Basement parking, parking sleeved behind development or otherwise screened is encouraged throughout the PSP area, with the exception of the at-grade carparking within the Centre zone (Daily Needs precinct).
- At-grade parking is an acceptable outcome for the Centre zone (Daily Needs precinct). Unsleeved at-grade parking within the street setback area of the Mixed Use zone will generally be discouraged.
- Loading and service areas should be located in physically and visually unobtrusive places and be screened from view from the Mixed Use zone (Living and Lifestyle precinct).
- Car parking for residential development is to be in accordance with the requirements of the Residential Design Codes Volume 2.
- Carparking for non-residential uses shall be in accordance with the minimum and maximum rates outlined in the *WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel 2024*.
- The City of Stirling *Local Planning Policy 6.7 – Parking and Access* shall apply to the PSP area, only as it relates to:
 - Specific purpose bays
 - Education Facility bays
 - Electric vehicle charging bays
 - Motorcycle parking ratios
 - Residential parking design
 - Non-residential parking design
 - Parking management

4.3.9 Bicycle Parking and End of Trip Facilities

- For residential development, bicycle parking and end of trip facilities shall be provided in accordance the R-Codes Volume 2.
- For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with City of Stirling *Local Planning Policy 6.7 – Parking and Access*.

4.3.10 Public Art

- A public art contribution for development may be required pursuant to the City of Stirling *Local Planning Policy 6.12 – Public Art on Private Land*.

4.3.11 Landscape and Deep Soil

- Civic spaces, tree retention and landscape areas shall be delivered generally in accordance with the accompanying Landscape Master Plan.
- All areas throughout the site shall be designed to be universally accessible, landscaped, appropriately lit and provide a high level of amenity for users.
- All development shall achieve the following:
 - Retain existing trees in accordance with the accompanying Landscape Master Plan.
 - The removal of trees identified for retention in the Landscape Master Plan shall only be permitted when:
 - It can be relocated to another portion of the site;
 - Is supported by an arboriculture report; or
 - It can be reasonably demonstrated to the satisfaction of the City that retention of the tree will adversely compromise the development potential of the site.

05 Other Requirements

5 Other Requirements

5.1 Provision of Infrastructure

5.1.1 Infrastructure Arrangements

The Engineering Report and Transport Impact Assessment (**TIA**) accompanying the PSP demonstrate that the project area can be readily serviced with upgrades to infrastructure managed through normal infrastructure planning and development processes. Road access to the development will be provided via existing roads.

All infrastructure necessary to service the future subdivision and development of the PSP area shall be upgraded, modified, or extended, where applicable. Infrastructure upgrades shall be considered as part of detailed engineering design, required as a condition of subdivision approval for the first stages of development.

Key site and infrastructure works to be undertaken include:

- The overhead 415kV distribution lines within the southern verge of Waverley Street are planned to be undergrounded within the road reserve to ensure regulatory compliance and facilitate a high amenity outcome for the proposed mixed use residential and commercial sites along this frontage. Consultation with Western Power is ongoing to confirm undergrounding options, costs and timeframes.
- Confirmation of any potential Western Power upgrades will be required to facilitate the capacity required for the proposed development. Communication with Western Power will be required regarding the sourcing of additional grid capacity for the development site, in a staged manner.
- The intersection of Alexander Drive / Waverley Street will require signalisation, consistent with the recommendations in the TIA.

5.2 Environmental Considerations

5.2.1 Contamination

Investigation of known contamination issues present within the PSP area (as identified within the Engineering Report) will be undertaken in accordance with the requirements of the *Contaminated Sites Act 2003*.

Remediation will be undertaken where required and will be independently reviewed by a Contaminated Sites Auditor to ensure the site is fit for its intended uses, as outlined in the PSP.

5.2.2 Water Management

To achieve the water management objectives of the Local Water Management Report in a manner consistent with the water management principles in *Draft State Planning Policy 2.9 – Planning for Water*, the water management strategies need to be delivered as part of future development. This includes water sustainability initiatives and surface and ground water management.

5.2.2.1 Stormwater Drainage Connections

Through engagement with the City of Stirling, it has agreed to allow the proposed development to retain its existing lot connection discharge to the City of Stirling external network for developments fronting Waverley Street within Lot 110. This is conditional upon implementing environmental controls to treat the first 15mm of hardscape runoff via bio-retention basins.

Lot connections for remaining lots would not be accepted by the City of Stirling, where separation to groundwater and infiltration opportunities are expected to be achieved. The City of Stirling would require the stormwater system within these stages to cater for a 5% AEP. If the site cannot provide overland path to the City's road reserves, the development would be required to increase the containment to cater for a 1% AEP critical event.

06 Staging

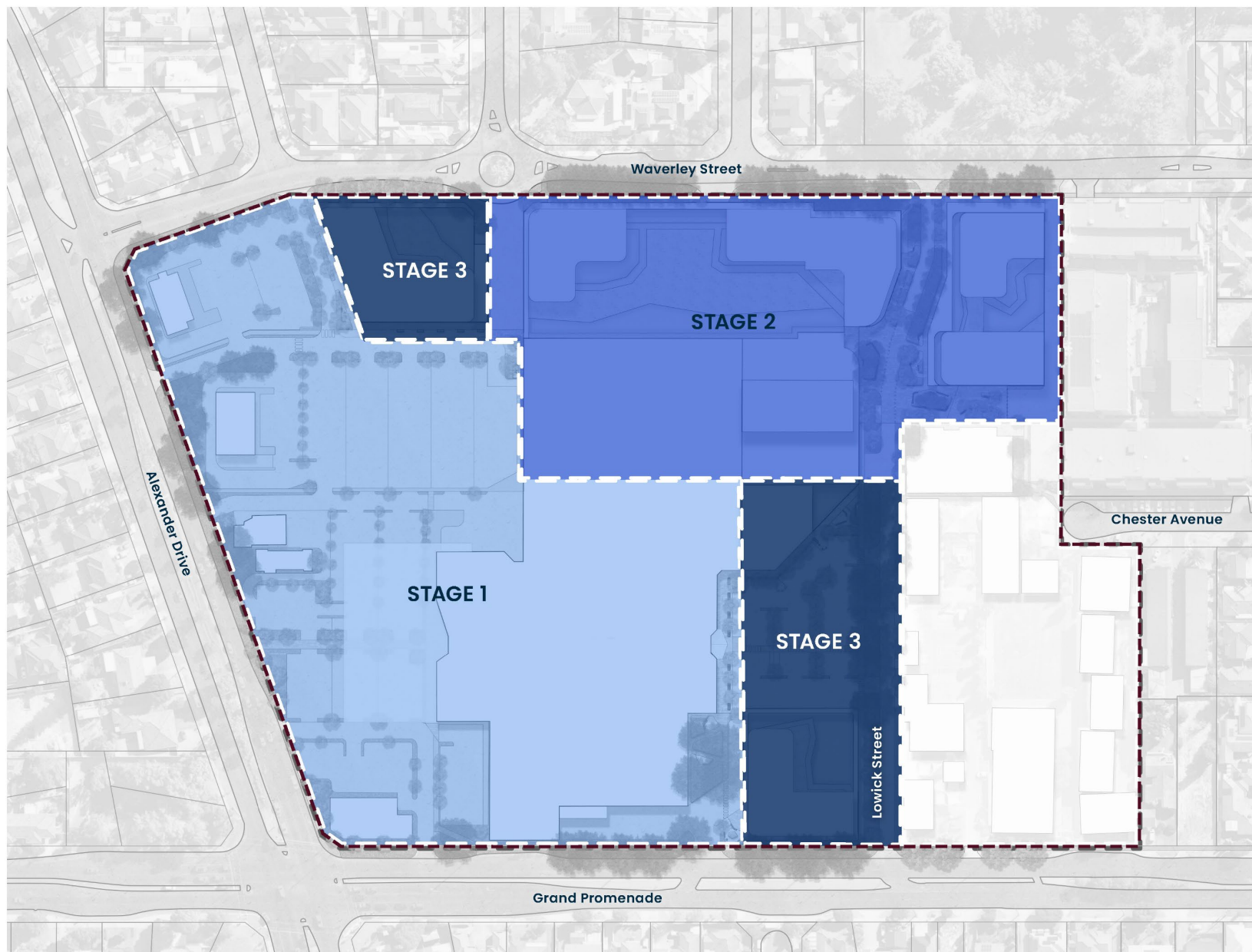
6 Staging

The staging of development within the PSP area is intentionally flexible to allow the project to respond to market conditions, infrastructure delivery, and commercial considerations.

It is envisaged (but not mandated) that development will generally occur in accordance with **Table 4 and Figure 10**.

Table 4 Indicative Staging Deliverables

Stage	Deliverables
Stage 1	• Retail configuration to establish new entrance to the Dianella Plaza shopping centre. • Rationalise movement and improve wayfinding through the existing centre, creating clear and direct movements through the retail mall. • Modernise retail / commercial areas within the existing centre, in a format which maintains the ongoing operation of the centre.
Stage 2	• Introduce residential development to the centre in the form of mixed use development that responds to local context. • Focus on creating an active town square within Lowick Street, and encourage activation of this space through greater residential densities and ground floor activation. • Establish the Waverley Street / Lowick Street intersection as the gateway to the mixed use area through landmark development.
Stage 3 onwards	• Continue to capitalise on underutilised land within the site, exploring opportunities to introduce a diversity of residential development with suitable interface to the retail core.



Legend

- Precinct Structure Plan Area

Figure 10 Staging Plan

07

Additional Details

7 Additional Details

7.1 Information to be submitted with an application

Prior to the commencement of subdivision and development, the City will require the preparation and approval of technical documents as outlined in **Table 5** below.

Table 5 Required Technical Documents for Application Submission

Additional Information	Approval Stage	Responsible Agency
Transport Impact Statement or Assessment as required	Subdivision / Development Application	WAPC / Main Roads WA / City of Stirling
Transport Noise Assessment	Subdivision / Development Application	WAPC / City of Stirling
Subdivision and Development Water Management Report	Subdivision / Development Application	WAPC / DWER / City of Stirling
Engineering and Service Infrastructure Report	Subdivision / Development Application	WAPC / Western Power / City of Stirling
Documents required under relevant City of Stirling policies at the time of lodgement. This may include: - Landscape Plan - Waste Management Plan	Development Application	City of Stirling / WAPC

7.2 Studies to be required under condition of subdivision or development approval

The technical reports to be prepared and submitted as a condition of subdivision approval (where applicable) are outlined in **Table 6** below.

Table 6 Required Technical Documents as Conditions of Approval

Additional Information	Responsible Agency
Acid Sulfate Soils Investigation	City of Stirling / DWER
Preliminary and Detailed Site Investigation (contamination)	DWER
Construction Management Plan to consider: - Construction waste management; and - Contamination and pollution. - Dust; - Noise and vibration;	DBCA / DWER / City of Stirling as required
Pre-demolition surveys to investigate presence of hazardous or contaminated materials, and remediation measures (where required)	City of Stirling / DWER
Subdivision and Development Water Management Report	City of Stirling
Lighting Management Plan	City of Stirling
Public Art Plan	City of Stirling
Shopping Trolley Management Plan (where applicable)	City of Stirling

Urbis staff responsible for this report were:

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Project Code	P0063129
Report number	Final Lodged – 17 August 2026

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