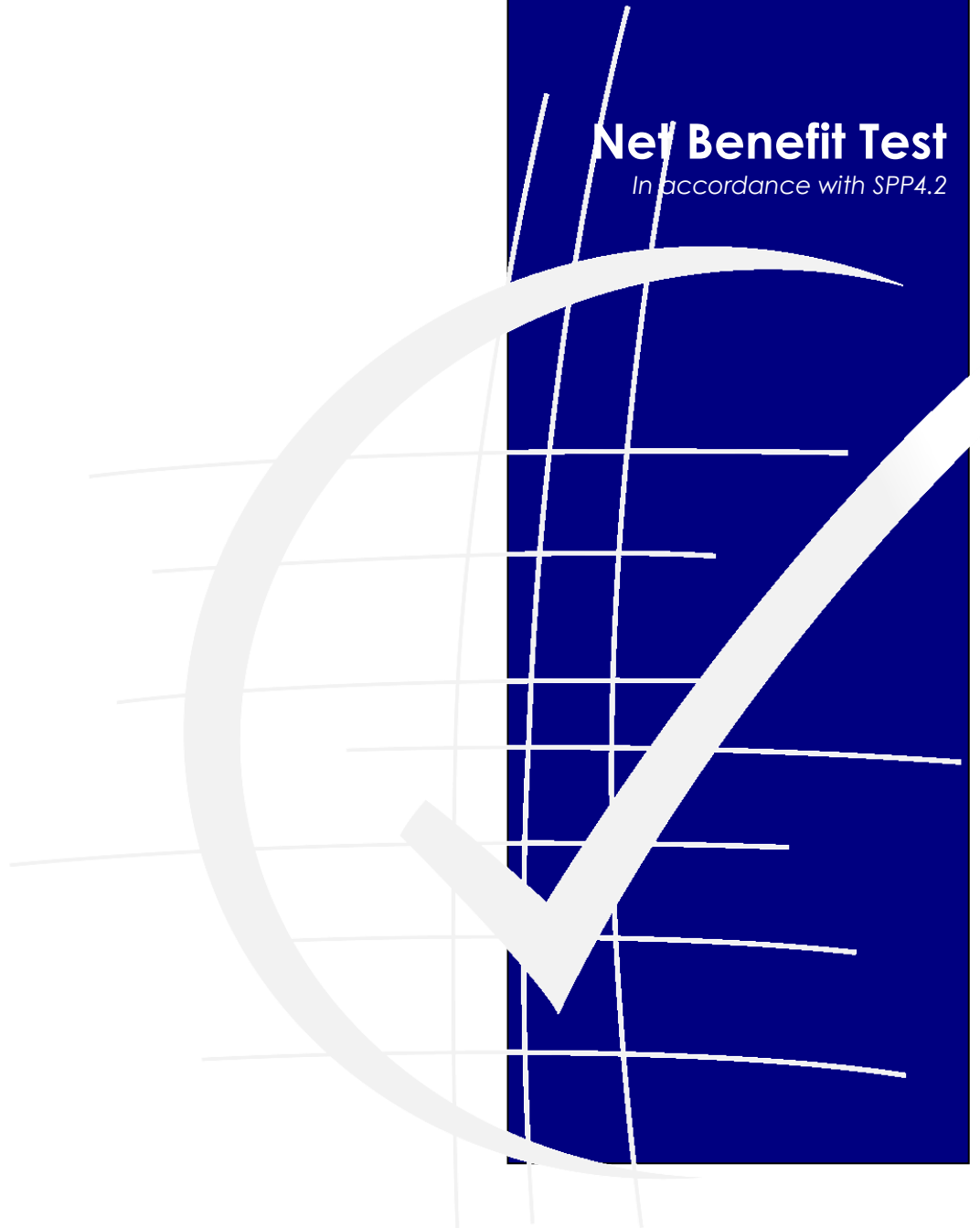


Taktics4
West Tamala Park Local Centre

Net Benefit Test

In accordance with SPP4.2



Project

Project name	West Tamala Park Local Centre
Project number	2592
Prepared for	Relink Management Pty Ltd

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EXECUTIVE SUMMARY

This report assesses a proposal to increase the West Tamala Park Local Centre's permitted retail floorspace from 250 sqm Net Lettable Area (NLA) to a total of 1,009 sqm NLA.

The assessment has been carried out in accordance with State Planning Policy 4.2 (Activity Centres for Perth and Peel) and the Tamala Park Agreed Local Structure Plan No. 79 (LSP79).

The assessment determines whether the proposed expansion will deliver a net benefit to the local community and economy, while ensuring consistency with broader planning objectives and avoiding disruption to the current activity centre hierarchy in the region.

The proposed increase of 759 sqm NLA is intended to serve the immediate needs of the surrounding community, without attracting significant trade away from larger, higher-order centres such as Ocean Keys Regional Centre or the comparable Mindarie Keys and Mindarie Marina precinct.

The proposed centre's size, tenancy composition, and absence of a major anchor tenant mean it cannot alter existing shopper travel patterns or affect the catchment areas of nearby centres.

Additionally, the expansion is not projected to diminish service accessibility for residents or negatively impact local amenity.

Overall, the expanded local centre is anticipated to provide positive outcomes. These include greater amenity and retail choice for the community, the creation of new employment opportunities, and an enhancement of the vibrancy and unique identity of West Tamala Park.

The proposal aligns with strategic policy goals and is expected to contribute to a more dynamic and resilient local economy, ensuring benefits are delivered without adverse effects on the established retail landscape.

1. INTRODUCTION

This Net Benefit Test assesses the proposal to increase the allowable floorspace at the West Tamala Park Local Centre from the current 250 sqm Net Lettable Area (NLA) to 1,000 sqm NLA. The assessment is undertaken in accordance with State Planning Policy 4.2 (Activity Centres for Perth and Peel) and the requirements of the Tamala Park Agreed Local Structure Plan No. 79 (LSP79).

1.1 Proposal

The proposal seeks to increase retail floorspace at the Tamala Park Local Centre from the currently permitted 250 sqm NLA to a total of 1,009 sqm NLA, comprising 584 sqm of PLUC 5 uses, 70 sqm NLA of PLUC 7 use – Office and 355 sqm NLA PLUC 9 use - Tavern. This represents a net increase of 756 sqm above the Structure Plan allowance.

The proposed increase in permitted floor space is not sufficient to support a supermarket or large grocery premises and therefore cannot compete with higher-order centres such as Ocean Keys. The proposed increase simply enables the centre to operate more viably at an appropriate local scale, supporting small-format hospitality and convenience offerings, without shifting broader retail dynamics or affecting the established activity centre hierarchy.

PROPOSAL

Planning Land Use Category	Permitted	Proposed
<i>Shop</i>	250	175
<i>Fast food</i>		70
<i>Restaurant/Café</i>		339
PLUC5 Total	250	584
<i>PLUC7 Office (Category B)</i>		70
<i>PLUC9 Tavern (Category B)</i>		355
Total All Uses	250	1,009

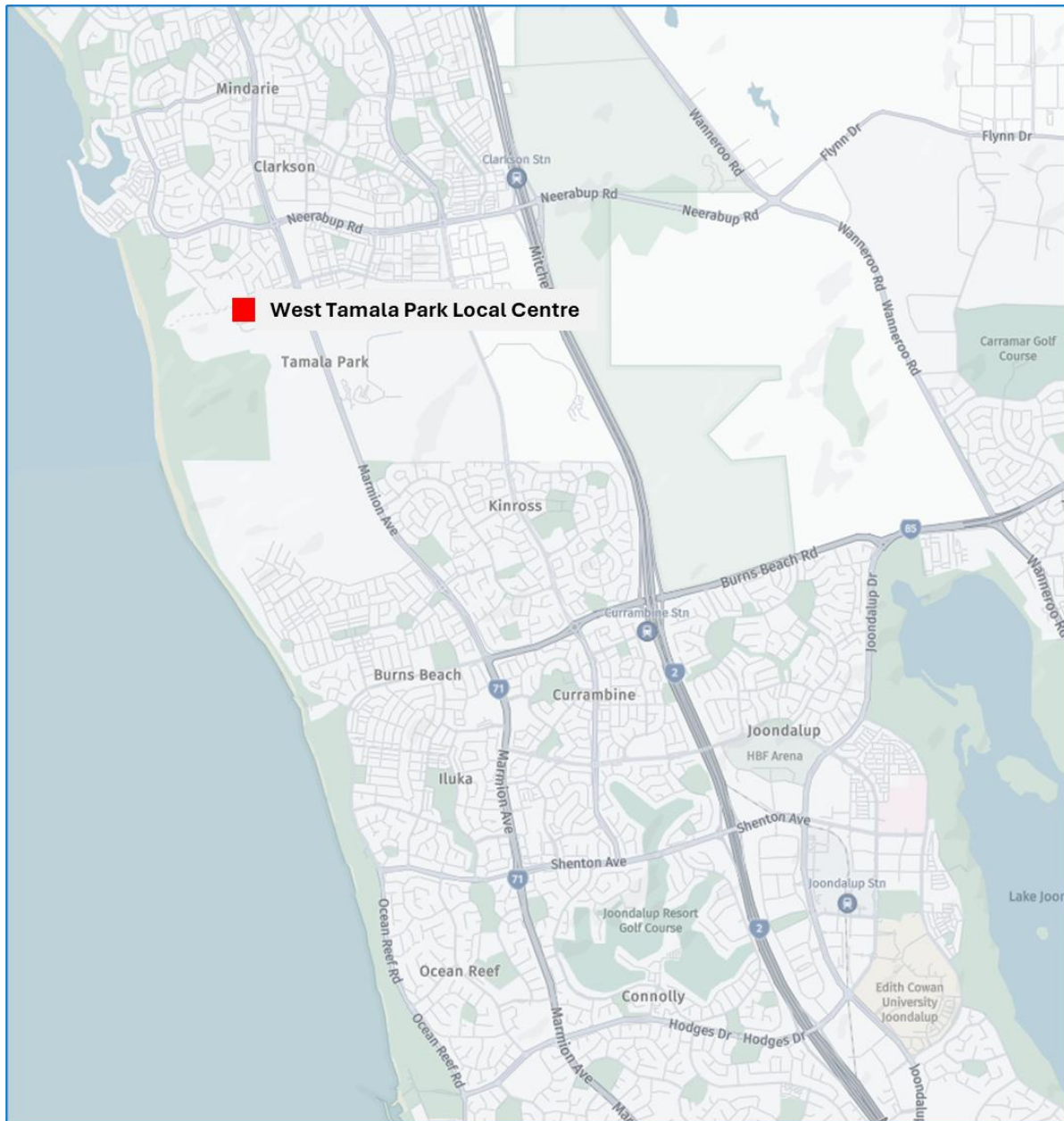
Planning Solutions

Some of the proposed uses are not required to form part of the floor space allocation for the purposes of the NBT, however, in the interest of allowing for future changes in uses, the NBT has been modelled on the assumption of testing whether a proposed centre of 1,009 sqm NLA of relevant activity floor space can be supported in this location.

1.2 Location

The West Tamala Park Local Centre is located at Lot 2401 Portofino Parade (37 Amalfi Avenue), Mindarie. The centre sits within a developing residential area in the northern suburbs of Perth, benefitting from proximity to local housing developments and community amenities. The surrounding precinct is characterised by ongoing urban development and is positioned to serve the needs of both current and future residents within the Tamala Park locality.

TAMALA PARK LOCAL CENTRE



1.3 Policy Category

The proposed local centre is defined as a planned centre under SPP4.2 criteria for determining the measures to be assessed. In accordance with State Planning Policy 4.2 (SPP4.2) – Activity Centres for Perth and Peel, a planned centre refers to any activity centre that has been identified for future development within a local structure plan, but which has not yet been constructed or occupied. SPP4.2 requires that such centres undergo assessment to ensure they appropriately integrate into the existing activity centre hierarchy, support projected population and employment needs, and do not detrimentally affect the viability of established centres.

All planned centres which have not been developed are classified as major developments for the purpose of the tests and measures to be applied. This classification under SPP4.2 triggers the need for analysis, including a Net Benefit Test, to demonstrate that the proposed centre will deliver positive community, economic, and employment outcomes. The assessment must consider factors such as the centre's size, tenancy mix, catchment area, potential impacts on surrounding centres, and alignment with strategic planning objectives. If these criteria are satisfied, authorities may grant approval for development that exceeds the standard limits set out in the governing structure plan.

1.4 Purpose

The West Tamala Park Local Centre is zoned Urban Development under DPS2 and is governed by the Tamala Park Agreed Local Structure Plan No. 79 (LSP79), which caps development to 250 sqm NLA of retail floor space. The proponent seeks approval for 1,009 sqm NLA, requiring an economic and planning-based Net Benefit Test to demonstrate that the increased floorspace:

1. Supports an appropriate service population and demand levels
2. Does not impose unreasonable or detrimental impacts on the activity centre hierarchy
3. Does not undermine public or private investment in existing centres
4. Does not impose additional burdens on public agencies
5. Delivers a net community, economic, and employment benefit
6. Meets the objectives and intent of SPP 4.2

The purpose of this test is to determine whether the expanded development will provide a positive outcome for the local community and economy, while aligning with strategic planning objectives and avoiding adverse impacts on the established activity centre hierarchy.

2. CATCHMENT

The catchment for a proposed local centre is typically defined as residents living within 2 km, representing standard walkable and short-drive access for a local centre. Although customers will invariably travel beyond this distance to access goods and services if they include a unique offer or enhanced amenity and vista/environment.

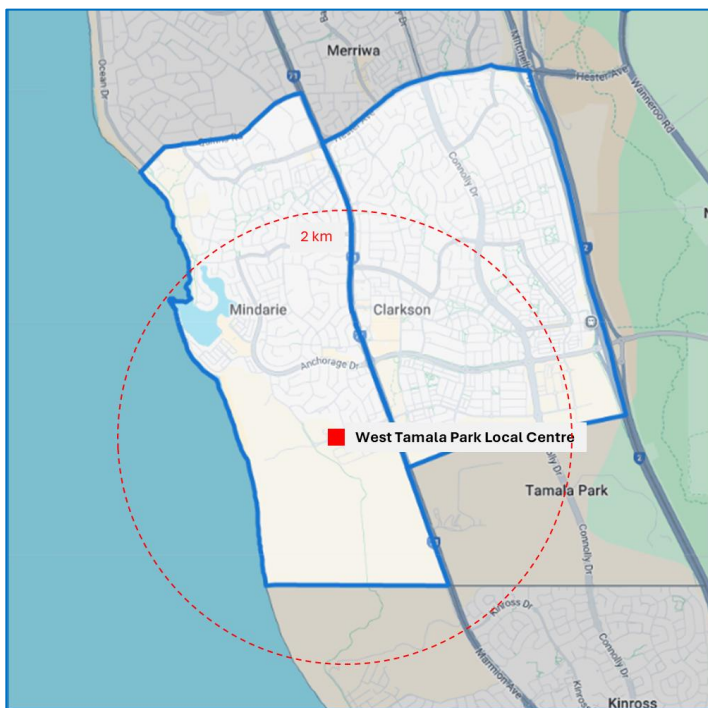
The catchment for the proposed centre is therefore contained entirely within the Mindarie and Clarkson communities. The communities of Burns Beach, Kinross, and Iluka to the south are excluded due to distance and poor internal access/connectivity.

The combined Mindarie and Clarkson catchment was home to 22,557 residents in 2021, increasing steadily to 24,940 residents by 2026. Continued growth is forecast to lift the population to 27,449 residents in 2031, before stabilising at 27,621 residents by 2036.

Mindarie is forecast to grow modestly from 8,150 residents in 2021 to 10,000 by 2036, while Clarkson, being the larger community, is forecast to expand from 14,407 residents in 2021 to 17,621 by 2036.

The broader catchment is expected to experience strong growth to 2031, adding nearly 5,000 residents, followed by minimal growth between 2031 and 2036, indicating that the area will reach a relatively stable long-term population plateau of around 27,600 residents.

DISTRICT CATCHMENT / TRADE AREA



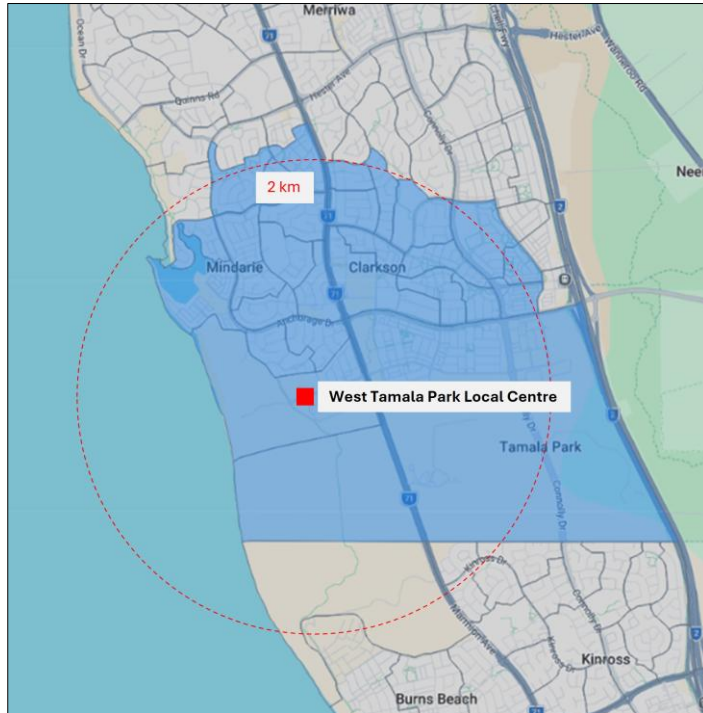
POPULATION TABLE (DISTRICT POPULATION)

Trade Areas	2026	2031	2036
Mindarie	9,316	9,929	10,000
Clarkson	15,624	17,520	17,621
Total Catchment	24,940	27,449	27,621

WA Tomorrow No. 12

The communities located within 2km of the planned local centre contained a resident population of 12,800 residents in 2021. Extrapolation of the estimated growth rates within the broader Mindarie and Clarkson Areas between 2021 and 2026 indicates that the catchment now contains 14,250 in 2026 and will increase to 15,650 residents by 2036. For demand modelling purposes, the catchment contains the broader catchment of Mindarie and Clarkson to better reflect the unique nature of the offer available from the location.

CENTRE CATCHMENT / TRADE AREA



POPULATION TABLE (2 KM CATCHMENT)

Trade Areas	2026	2031	2036
Mindarie (within 2km)	6,850	7,300	7,350
Clarkson (within 2 km)	7,400	8,250	8,300
Total 2 km Catchment	14,250	15,550	15,650

WA Tomorrow No. 12

2.1 Retail Needs Assessment

The planned Local Centre is permitted 250 sqm NLA of retail floor space under the existing structure plan. This permitted retail allocation is significantly lower than that considered appropriate (1,500 sqm NLA) for a local centre in SPP4.2.

When this is compared to the resident population within the walkable 2 km catchment the level of retail provision per resident remains extremely low, equating to approximately 0.02 sqm of retail floorspace per resident. This level of provision is well below typical benchmarks for local convenience centres and is only capable of supporting very small-scale, low-intensity retail or café operations.

If the permitted floorspace increases to 1,009 sqm NLA, the provision rises to 0.07 sqm per resident. While this represents a four-fold increase in floorspace, the per-resident allocation remains modest compared with standard retail planning benchmarks, which often range between 0.2 and 0.4 sqm per capita for convenience-based centres in suburban locations.

The net increase of 759 sqm NLA equates to an uplift of only 0.05 sqm per resident, increasing total provision from 0.02 sqm to 0.07 sqm per capita across the catchment. Despite the proportional increase, 0.05 sqm per resident is still too small to materially influence the demand–supply balance within the catchment or change the functional role of the centre.

RETAIL FLOORSFACES PER CAPITA (Development Ratio)

	Retail Floor space (sqm per capita)		
	2026	2031	2036
Total Catchment	14,250	15,550	15,650
250 sqm Centre	0.02	0.02	0.02
1,009 sqm Centre	0.07	0.06	0.06

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3. CENTRE ACTIVITY

The proposed increase in Tamala Park Local Centre is not expected to influence the role, function, or viability of activity centres in the network. Even with the proposed increase the centre will continue to operate as a small, walkable, convenience-based node serving residents within 1–2 km. The centres most relevant to assessing potential impacts from the proposed Tamala Park Local Centre are Ocean Keys Regional Centre, Mindarie Keys and the Mindarie Marina Precinct.

3.1 Ocean Keys Regional Centre (Clarkson)

Ocean Keys is the dominant retail and commercial destination in the trade area and functions as a Regional Centre under SPP 4.2. With approximately 82,000 sqm of commercial activity floorspace, including 76,000 sqm of shop–retail, it provides full-line supermarkets, majors, department-store style retailing, specialty retail, entertainment, and services. Located 1.75 km by road from the planned Tamala Park Local Centre, it is more than 80 times larger than the proposed Tamala Park local centre and captures most of the retail expenditure in the trade area. Ocean Keys is well-established, largely built out, and has the scale and competitive strength to absorb minor variations in local spending without any measurable effect on its viability or development trajectory.

3.2 Mindarie Marina

Mindarie Marina is a localised hospitality and boutique precinct. It contains around 1,900 sqm of commercial floorspace, comprising cafés, restaurants, small specialty shops, and limited retail services. At approximately 1.6 km by road from the Tamala Park site, it draws primarily from the coastal residential market and visiting marina patrons. Its scale and tenant mix mean it is not configured to accommodate major retail growth, and it has limited capacity for further commercial expansion. Its role is strongly centred on dining, entertainment, and destination-based visitation. The centre functions as a boutique hospitality and lifestyle precinct with limited general retail. Its scale, built form, and waterfront orientation differentiate it from small-format centres and minimise any functional overlap with Tamala Park.

3.3 Mindarie Key

Mindarie Key is a neighbourhood centre located near the corner of Marmion Avenue and Anchorage Drive, Mindarie. It contains approximately 3,000 sqm NLA of retail floor space including 500 sqm NLA of hospitality floor space. It shares two roles as it includes floor space such as pool services which is not a typical neighbourhood centre function as well as food and grocery and related convenience-based neighbourhood centre function.

CENTRES FLOOR SPACE

Floorspace	Mindarie Marina	Mindarie Keys	Ocean Keys	Total	Tamala Park Planned Centre	Tamala Park Proposed Centre
Retail	600	2,500	72,850	76,600	125	245
Hospitality	1,300	500	5,450	7,300	125	764
Total	1,900	3,000	78,300	83,900	250	1,009

Land Use Employment (WAPC 2025)

Residents within the Mindarie/Clarkson catchment currently have access to a total of 83,900 sqm NLA of retail and hospitality floor space within these listed centres. The introduction of the Tamala Park Local Centre proposed floor space increases the amount of available floor space in the catchment by 0.9%.

3.4 Demographics

The trade area surrounding the planned Tamala Park Local Centre - comprising the communities of Mindarie and Clarkson - supports a large, stable, and diverse residential population. The catchment is characterised by established family households, a high proportion of working-age adults, and strong workforce participation. Mindarie presents higher-income, family-oriented demographic traits, while Clarkson provides a broader mix of household types and a more varied socio-economic profile.

The trade area has the population scale, income levels, and spending patterns needed to support additional local convenience and hospitality services. The demographics reinforce a strong underlying demand for small, neighbourhood-based retail, food, and service uses, consistent with the role of a local centre under SPP4.2.

3.5 Resident Retail Spending Capacity

Resident retail spending capacity is typically determined by analysing both retail sales data and household spending patterns within a defined catchment area. This approach provides a clear picture of the total available expenditure generated by residents, helping to assess the potential for existing and future retail activity in the area.

Retail Spending Capacity

The trade area surrounding the planned Tamala Park Local Centre exhibits a substantial and expanding retail spending base. Residents within the 2 km catchment currently generate approximately \$299 million per annum in retail expenditure across categories such as food and grocery, household goods, clothing, and general merchandise. This level of spending reflects the size and maturity of the surrounding suburbs, particularly Mindarie and Clarkson, which together form a well-established residential market with stable household income levels. By 2036, retail spending within the catchment is forecast to rise significantly, reaching an estimated \$331 million per annum, driven by population growth and ongoing household formation. This steady increase ensures continued market depth and reinforces the long-term viability of local retail activity.

RESIDENT RETAIL SPENDING CAPACITY (\$M P.A.)

Catchment	2026	2031	2036
Mindarie	\$111.8	\$119.1	\$120.0
Clarkson	\$187.5	\$210.2	\$211.5
Total Catchment	\$299.3	\$329.4	\$331.5

Retail Sales 2025 / HHES 2019

Hospitality Spending Capacity

In addition to strong retail demand, residents currently contribute around \$75 million per year in hospitality spending, including cafés, takeaway food, casual dining and entertainment. The surrounding community features high visitation to coastal precincts and recreation spaces, which further supports hospitality expenditure. By 2036, hospitality spending is expected to grow to approximately \$82 million annually, reflecting demographic changes, evolving lifestyle preferences, and the continued appeal of nearby coastal amenities. This growing hospitality market supports opportunities for small-format food and beverage operators typical of a local centre.

RESIDENT HOSPITALITY SPENDING CAPACITY (\$M p.a.)

	2026	2031	2036
Mindarie/Tamala Park	\$27.9	\$29.8	\$30.0
Clarkson	\$46.9	\$52.6	\$52.9
Total Catchment	\$74.8	\$82.3	\$82.9

Retail Sales 2025 / HHES 2019

Combined Retail and Hospitality Spending Capacity

Together, retail and hospitality expenditure within the catchment amounts to approximately \$374 million per annum. By 2036, this combined spending capacity is projected to exceed \$413 million per year. This represents an increase of more than \$40 million over the next decade and demonstrates the strength of the local economy and its ability to support a modest increase in commercial floor space. The scale and growth of spending within the catchment confirm that the local market has sufficient depth to absorb incremental retail and hospitality activity without altering broader shopping patterns or the established activity centre hierarchy.

RESIDENT RETAIL AND HOSPITALITY SPENDING CAPACITY (\$M p.a.)

Catchment	2026	2031	2036
Mindarie	\$139.7	\$148.9	\$150.0
Clarkson	\$234.4	\$262.8	\$264.3
Total Catchment	\$374.1	\$411.7	\$414.3

Retail Sales 2025 / HHES 2019

4. SCENARIO MODELLING

Two development scenarios were modelled to test how the different centre sizes would influence retail demand, market share, and network impacts within the Tamala Park catchment.

1. *Baseline - 250 sqm NLA (current approved allowance)*
2. *Proposal - 1,009 sqm NLA (proposed expansion)*

The purpose of running both scenarios is to provide a transparent, evidence-based comparison that isolates the incremental effects of the additional 759 sqm of floor space.

- Quantify the incremental impact of the additional 759 sqm NLA.
- Demonstrate whether the proposal alters the demand–supply balance in a meaningful way.
- Test compliance with SPP 4.2 by comparing approved versus proposed outcomes.
- Identify whether any adverse impacts arise, their magnitude, and whether they are offset by benefits.
- Show whether any effects are modest and recoverable, with surrounding centres retaining their established hierarchy and roles.

4.1 Scenario 1: Approved Structure Plan Limit - 250 sqm NLA

This scenario represents the current statutory planning framework, reflecting the centre's permitted capacity under the Tamala Park Agreed Structure Plan. It establishes the baseline trading performance and sets a benchmark for assessing:

- expected sales under the existing planning controls
- current demand absorption levels
- how the centre functions in its intended local-convenience role

This baseline is essential to determine whether the existing 250 sqm allocation is under-providing, adequate, or insufficient relative to local demand.

4.2 Scenario 2: Proposed Development - 1,009 sqm NLA

This scenario tests the anticipated performance and impacts of the centre if expanded to the scale proposed. It evaluates:

- whether the expanded floor space can be supported by the catchment's retail demand
- the immediate and medium to long term impacts on surrounding centres (Ocean Keys, Mindarie Keys, Mindarie Marina and others)

4.3 Sales Potential

Under the two development scenarios, the Tamala Park Local Centre is expected to generate the following sales from the trade area in 2026.

Scenario 1

With a net lettable area (NLA) of 250 square metres, estimated sales are projected at \$1.2 million, accounting for 0.3% of total trade-area spending.

Scenario 2

With an expanded NLA of 1,009 square metres, estimated sales increase to \$4.6 million, representing 1.2% of total trade-area spending.

Increasing the floorspace from 250 square metres to 1,009 square metres lifts projected annual sales from \$1.2 million to \$4.6 million, a gain of \$3.4 million. The Tamala Park Local Centre's share of available trade-area spending rises from 0.3% to 1.2%, allowing it to maintain its status as a small, local-scale centre while supporting stronger commercial performance.

The proposed increase ensures that Tamala Park Local Centre remains a locally focused amenity, complementing rather than competing with established centres, and reinforcing the planned and balanced distribution of retail and service offerings across the network.

Proposed minor expansion of the planned Tamala Park Local Centre will not divert significant trade from higher-order centres such as Ocean Keys or centres with comparable offers in Mindarie Keys and Mindarie Marina, nor does it alter shopper travel patterns or catchment boundaries.

POTENTIAL SALES PERFORMANCE

Total Potential Sales (\$M p.a.)					
		2026	2031	2036	Market Share
Planned	250 sqm	\$1.2	\$1.3	\$1.3	0.3%
Proposed	1,009 sqm	\$4.5	\$5.0	\$5.0	1.2%
Difference	759 sqm	\$3.3	\$3.7	\$3.7	0.9%

Tactics4 Retail Model

5. SALES IMPACT ASSESSMENT

Sales impact analysis and retail modelling are standard techniques used to assess how proposed retail development may influence spending patterns within a defined trade area. The modelling process estimates how much retail expenditure is available from the surrounding population, how this spending is currently distributed across existing centres, and how it may shift under different development scenarios. By comparing a “base case” (250 sqm NLA) with an “enhanced case” (1,009 sqm NLA), the analysis quantifies the additional sales the proposed centre could generate and identifies the proportion attributable to natural growth versus redistribution. This approach provides an objective, evidence-based assessment of the centre’s performance and ensures alignment with the impact assessment requirements of SPP 4.2.

The analysis utilises the **SPP4.2 Impact Matrix**, which provides the required framework for assessing proportional sales changes across centres when additional retail floorspace is introduced. The matrix benchmarks impact by expressing changes in centre turnover as a percentage of baseline sales, allowing a consistent comparison of effects across centres of different scales. Applying the SPP4.2 Impact Matrix to the two Tamala Park scenarios quantifies the extent to which each centre’s turnover varies relative to the 2026 base year, providing a transparent and policy-aligned method for reporting retail impacts.

SPP4.2 SALES IMPACT

Turnover Impact (%)	Level of Impact
Less than 5%	Minor / Insignificant
5.1% to 9.9%	Moderate
10% and above	Significant

SPP4.2

5.1 Baseline Scenario

Under a 250 sqm NLA scenario:

- Mindarie Marina is projected to capture \$12.5M from catchment spending in 2026, increasing to \$13.8M in both 2031 and 2036, representing 3.3% of trade area expenditure.
- Mindarie Keys is projected to capture \$13.5M from catchment spending in 2026, increasing to \$14.9M in both 2031 and 2036, representing 3.5% of trade area expenditure.
- Ocean Keys is estimated to capture \$206.2M from catchment spending in 2026, increasing to \$226.9M in 2031 and \$228.4M in 2036, representing 55.1% of total catchment spending.
- Other centres outside the catchment collectively generate \$140.6M from catchment spending in 2026, before increasing to \$154.7M in 2031 and \$155.7M in 2036, accounting for 37.6% of total catchment spending.

5.2 Proposed Scenario

Under a 1,009 sqm NLA scenario, estimated sales are distributed as follows:

- Mindarie Marina is projected to achieve \$12.2M in sales in 2026, increasing to \$13.4M by 2031 and \$13.5M in 2036. This equates to 3.3% of the total trade area expenditure.
- Mindarie Keys is projected to achieve \$13.1M in sales in 2026, increasing to \$14.4M by 2031 and \$14.5M in 2036. This equates to 3.5% of the total trade area expenditure.
- Ocean Keys is estimated to record \$205.0M in sales in 2026, increasing to \$225.6M in 2031 and \$227.0M in 2036. This centre accounts for 54.8% of the total expenditure in the trade area.
- Other centres are forecast to generate \$1440.6M in 2026, increasing to \$154.7M in 2031 and \$155.7M in 2036. These centres represent 37.6% of the overall trade area expenditure.

5.3 Difference in Sales

The sales-impact results show that

- Mindarie Marina would expect a change of $-\$0.3$ million on 2026 sales, before increasing by $\$0.9$ million in 2031 and $\$0.1$ million in 2036. This equates to -2.4 percent in 2026, 7.4 percent in 2031 and 8.1 percent in 2036.
- Mindarie Keys would expect a change of $-\$0.4$ million in 2026, before increasing by $\$0.9$ million in 2031 and $\$1.0$ million in 2036. This equates to a -2.8 percent in 2026, 6.4 percent in 2031 and 6.9 percent in 2036.
- Ocean Keys would expect a change of $-\$1.2$ million in 2026, before increasing by $\$19.4$ million in 2031 and $\$20.8$ million in 2036. This equates to -0.6 percent in 2026, 8.6 percent in 2031 and 9.1 percent in 2036.
- Other centres would expect a change of $-\$1.4$ million in 2026, before increasing by $\$12.6$ million in 2031 and $\$13.5$ million in 2036. This equates to -0.6 percent in 2026, 8.6 percent in 2031 and 9.1 percent in 2036.

ESTIMATED SALES FROM TRADE AREA - TAMALA PARK @ 250 SQM

Centres	2026	2031	2036	Market Share
Mindarie Marina	\$12.5	\$13.8	\$13.8	3.3%
Mindarie Keys	\$13.5	\$14.8	\$14.9	3.5%
Ocean Keys	\$206.2	\$226.9	\$228.4	55.1%
Tamala Park Local Centre	\$1.2	\$1.3	\$1.3	0.3%
Other	\$140.6	\$154.7	\$155.7	37.6%
Total Sales	\$374.1	\$411.7	\$414.3	100%

Taktics4 Retail Model

ESTIMATED SALES FROM TRADE AREA - TAMALA PARK @ 1,000 SQM

Centres	2026	2031	2036	Market Share
Mindarie Marina	\$12.2	\$13.4	\$13.5	3.3%
Mindarie Keys	\$13.1	\$14.4	\$14.5	3.5%
Ocean Keys	\$205.0	\$225.6	\$227.0	54.8%
Tamala Park Local Centre	\$4.6	\$5.0	\$5.0	1.2%
Other	\$139.2	\$153.2	\$154.1	37.2%
Total	\$374.1	\$411.7	\$414.3	100%

Taktics4 Retail Model

SALES IMPACT RELATIVE TO 2026 SALES FIGURES

Centres	2026	2031	2036
Mindarie Marina	-\$0.3	\$0.9	\$1.0
Mindarie Keys	-\$0.4	\$0.9	\$1.0
Ocean Keys	-\$1.2	\$19.4	\$20.8
Other	-\$1.4	\$12.6	\$13.5
Tamala Park Local Centre	\$3.4	\$3.7	\$3.7

Taktics4 Retail Model

% SALES IMPACT RELATIVE TO 2026 SALES FIGURES

Centres	2026	2031	2036
Mindarie Marina	-2.4%	7.4%	8.1%
Mindarie Keys	-2.8%	6.4%	6.9%
Ocean Keys	-0.6%	8.6%	9.1%
Other	-1.0%	8.1%	8.7%

Taktics4 Retail Model

5.4 Conclusion

The Impact Assessment confirms that the market share movements are extremely small and do not alter the hierarchy or centres' functional roles. The proposed increase delivers only marginal sales diversion, well within acceptable thresholds under SPP 4.2, and does not harm the hierarchy. Population growth from 2026-2036, and normal retail expansion quickly offset any short-term effects of the additional 759 sqm NLA at Tamala Park.

Consistent with SPP 4.2

The impact analysis demonstrates that:

- No unreasonable or detrimental impacts occur to the activity centre hierarchy.
- Existing and planned investment at Ocean Key and Mindarie Marina remains viable and robust.
- The planned local centre remains appropriately scaled, functioning only as a neighbourhood convenience node.
- The additional floor space (750 sqm NLA) does not distort retail patterns or undermine centres' roles.

Public Infrastructure

SPP 4.2 requires that the proposal does not impose additional costs on public agencies.

- The site is already planned and zoned for a local centre
- No changes to the road network or bus routing are expected
- No need for additional utilities beyond standard service connections
- No requirement for new public infrastructure

The proposal does not impose additional costs on government or require new infrastructure.

6. NET BENEFIT ASSESSMENT

The Net Benefit Test evaluates any positive impacts of the proposed development on the local community and economy. This assessment considers factors such as enhanced amenity, increased consumer choice, employment generation, and the efficient use of existing public infrastructure. By analysing both the direct and indirect benefits, the test provides a understanding of how the proposal will support sustainable growth and improve the wellbeing of residents and businesses in the area.

6.1 Enhanced Local Amenity and Choice

The proposed increase in floorspace at the West Tamala Park Local Centre will be designed to significantly elevate the local amenity and consumer choice for the surrounding neighbourhood. By including a small purpose-built coastal food and beverage focus, the development will introduce boutique and casual dining options that will not be available at nearby centres such as Ocean Keys and Mindarie Keys. This diversity in offerings will broaden the culinary landscape and fill a gap in the market for high-quality, community-oriented hospitality experiences.

The centre's location overlooking Napoli Park and the coastal dunes will provide an attractive setting with premium amenity, adding value to both residents and visitors. Its strategic position will enable walkable access for residents in adjacent catchments, reducing the need for car travel and supporting active lifestyles. The integration of outdoor seating, landscaped pedestrian connections, and visual engagement with natural features will further enhance the sense of place and community pride, making the centre a local destination of choice for social interaction and leisure.

6.2 Employment Benefits

The expansion from 250 sqm to 1,009 sqm Net Lettable Area (NLA) will deliver an uplift in employment opportunities within the locality. At the initial scale, 250 sqm NLA will support approximately 10 full-time equivalent (FTE) positions, while the expanded facility is expected to accommodate around 40 FTE roles. This will translate to a net increase of 30 FTE jobs, which will be particularly beneficial for youth and the part-time workforce, as well as hospitality workers and residents seeking employment opportunities close to home.

The centre's focus on food and beverage venues, together with supporting retail and service outlets, will create diverse job prospects ranging from customer service and kitchen staff to management, maintenance, and event coordination. By fostering local employment, the proposal will contribute to economic resilience, reduce commuting distances, and support the development of skills and career pathways for community members.

6.3 Vibrancy and Local Identity

The addition of new floorspace and uses within the local centre will be anticipated to create a vibrant activity node with strong synergies to nearby recreation areas, including Napoli Park and the coastal trails. The activation of this site will support place-making objectives by encouraging community gathering, informal social events, and programmed activities that will enhance neighbourhood cohesion.

The centre's distinct identity, shaped by its coastal setting and tailored retail and hospitality mix, will offer experiences not found in surrounding centres. This uniqueness will foster a sense of belonging and pride among residents, strengthening the local character and contributing to

the overall attractiveness of the suburb. The project will be expected to draw locals, supporting local economic activity and reinforcing the centre's status as a community hub.

6.4 No Reduction in Access to Services

The proposed expansion, increasing the centre's total NLA from 250 sqm to 1,009 sqm, will not result in the removal of any existing services. Instead, it will enhance the range of options available to the community, adding new choices and improving accessibility for daily needs. The development will be designed to operate as a walkable, community-serving hub, meaning residents will be able to access retail and hospitality services easily and efficiently within their neighbourhood.

This approach will support inclusive access for all age groups and abilities, encourage sustainable travel behaviours, and ensure the centre remains responsive to the evolving requirements of the population. The expansion will be aligned with community aspirations for greater convenience, lifestyle amenity, and localised service provision.

6.5 Compliance with SPP 4.2

Hierarchy Protection:

The proposed increase in floorspace will not undermine the roles of Ocean Keys, Mindarie Keys or any other established centre within the activity centre hierarchy. The development will maintain the integrity of the planning structure by fulfilling its intended function as a local centre.

Walkability and Urban Structure:

The centre will be designed to serve a community catchment within a 2 km radius, consistent with the objectives of a Local Centre. Its walkable environment, pedestrian-friendly access, and integration with adjacent parks will ensure it meets key planning requirements for connectivity and accessibility.

Infrastructure Efficiency:

The proposal will utilise existing public infrastructure efficiently and will not require the provision of new public assets. Standard service connections will be sufficient, and there will be no anticipated changes to road networks or public transport routes.

Retail Need:

Population projections will confirm that the service area can support the additional 750 sqm NLA, ensuring that the expansion will be both viable and responsive to current and future demand.

Alignment with Planning Framework:

The centre's role and status within the activity centre hierarchy will remain unchanged and will be consistent with the principles set out in SPP 4.2.

6.6 Conclusion

The proposed increase in permitted floorspace, from 250 sqm NLA to 1,009 sqm NLA, at the West Tamala Park Local Centre, has been assessed against the principles and criteria of SPP 4.2. The evidence demonstrates that:

- The development will not generate unreasonable or detrimental impacts on the activity centre hierarchy.
- It will not harm existing or planned investment in surrounding centres.
- No additional costs will be imposed on public authorities or agencies.
- The service population will be sufficient to support the increased floorspace.
- Community access to retail and hospitality will be enhanced.
- Meaningful local employment opportunities will be generated.
- Local amenity and neighbourhood identity will be improved.
- A clear net benefit will be delivered to residents and businesses.

Therefore, based on SPP 4.2 principles and the comprehensive net benefit assessment, the proposal should be supported as it will satisfy all key planning and community benefit criteria.