



Central Alkimos LSP Amendment No. 4

Net Benefit Test

May 2026

Central Alkimos LSP Amendment No. 4 – Net Benefit Test
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Executive Summary

This Net Benefit Analysis is provided in accordance with SPP4.2 and specifically Appendix G2 to review the proposed Amendment 04 to the City of Wanneroo's Alkimos Central Local Structure Plan (LSP95). The purpose of this assessment is to demonstrate the identified impacts (costs and benefits) the proposed amendment within the Central Alkimos Local Structure Plan on the surrounding area, classified under the following impact categories as described below.

In summary, it is identified that the previous decision to remove the Central Alkimos rail station has raised a risk of unviable retail and business floorspace due to low pedestrian activity, with this proposed amendment to rezone mixed-use and commercial floorspace along Alkimos Drive to residential a subsequent downstream impact of the rail station removal.

Strategic Alignment

- Amendment's removal of mixed use and commercial floorspace is a downstream impact of the Central Alkimos rail station being removed and avoids the risk of developing retail/business space in a location of low pedestrian activity and limited viability. The rezoning of land to residential also increase local housing supply and additional homes within a walkable catchment to a nearby school.

Productivity

- Transition to residential uses increases total retail demand across the Alkimos Eglinton District Structure Plan area by less than 1%. Amendment also implies improved viability for the Central Alkimos neighbourhood centre and other higher order activity centres across the DSP area.
- Proposed amendment removes approximately 334 potential retail and service commercial jobs from Central Alkimos LSP area (assuming viability and full occupancy of the retail and service commercial space in this location), with these jobs now better supported in nearby secondary and district centres that have stronger passing traffic and nearby rail stations.
- No strategic jobs are lost under the amendment.

Quality of Life

- Location of additional residential near school encourages active transport behaviours (walking/cycling) for local families.

Equity and Social Inclusion

- Previous decision to remove Central Alkimos rail station already limits employment opportunities for lower socio-economic and vulnerable people, particularly those reliant on public transport. Therefore, proposed amendment likely has negligible further impacts on equity and social inclusion.

Environmental Sustainability

- Negligible impact on environmental sustainability.
- New residential development as proposed under the amendment provides opportunity to reinforce Central Alkimos's Environmental Strategic Strategy (ESS) through increased tree canopy and pedestrian friendly urban form.
- The traffic generated by the change of use will be approximately 80% less than would be generated by the approved use, as per traffic modelling.

Infrastructure and Services

- No impact on current or planned government investment in infrastructure, given previous decisions for the rail station in Central Alkimos to be no longer provided.
- Finer grain residential street network as proposed will provide for improved pedestrian connectivity and lower traffic volumes.

Study Area Definition

The area covered by the Alkimos Eglinton DSP area is defined as the primary study area for the purposes of this assessment to assess the impacts of proposed amendment.

This area aligns closely with the Alkimos Eglinton Statistical Area 2 (SA2) as defined by the ABS.

WATomorrow population forecasts (as published by DPLH) provide estimates for this SA2 area and are utilised in this assessment to understand the impacts within the trade area of the proposed amendment of the Central Alkimos LSP.

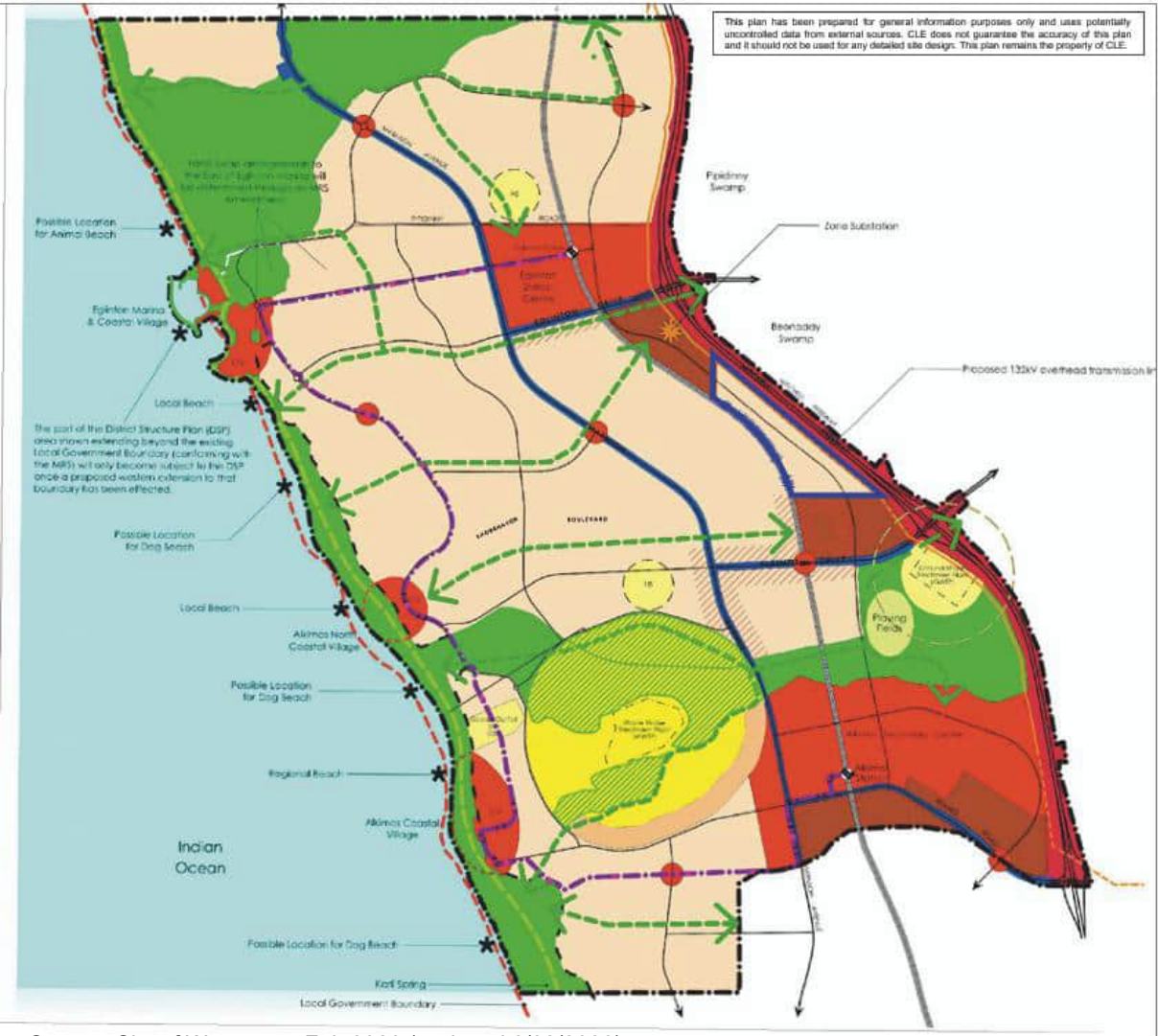
Table 1 below provides a summary of population, dwelling, workforce and commercial floorspace forecasts, including the population and dwelling target as defined by the Alkimos Eglinton DSP.

Tables 1

Study Area (DSP)	2026F ¹	2036F ¹	Completion ²
Population	25,800	49,200	57,300
Dwellings	8,900	17,500	23,485
Local Job Target			16,296
Commercial Floorspace³	21,980		110,950
PLUC-5: SHP	10,910		
PLUC-6: RET	2,520		
Other Commercial	8,550		

1. Population forecasts 2026-2036 based upon WATomorrow forecasts for Alkimos-Eglinton area.
2. Completion forecasts as per Alkimos Eglinton District Structure Plan (2020)
3. Land Use and Employment Survey 2022-2024, DPLH. See next page for details on floorspace forecasts at completion by activity centre. Dwelling estimates assume household size of 2.8 FOR 2026, -2036 as per latest Census. Completion assumes 2.4 residents per dwelling

Figure 1: Alkimos Eglinton District Structure Plan (Amendment 02)



Source: City of Wanneroo, Feb 2020 (retrieved 6/02/2026)

Study Area Activity Centres

Across the defined trade area as covered by the district structure plan, a total of 110,950sqm is identified across the activity centre hierarchy in planned retail floorspace. This includes 2 major centres:

- 1 Secondary centre – Alkimos SC (67,000sqm NLA)
- 1 District Centre – Eglinton DC (20,000sqm NLA)

A further 114,000 sqm is forecasted to be delivered in centres of note nearby the DSP area. This includes:

- Yanchep Strategic Metropolitan Centre (72,000sqm NLA)
- Yanchep District Centre (approximately 20,000sqm NLA)
- Butler District Centre (22,000sqm NLA)

Across the DSP area and centres adjacent to the DSP area, **a total of 224,950 sqm of retail NLA** is forecast to be delivered at full build out.

Table 2: Total Planned Retail Floorspace by activity centre

Activity Centre	Centre Type	NLA (sqm)	Relevant Source Document
Primary Trade Area (DSP)			
Alkimos Secondary Centre	Secondary	67,000	<i>Alkimos City Centre Structure Plan No.89</i>
Eglinton District Centre	District	20,000	<i>Eglinton District Centre Structure Plan</i>
Eglinton Village	Neighbourhood	2,050	<i>Eglinton Agreed Structure Plan No.82</i>
North Eglinton (Allara West)	Neighbourhood	2,500	<i>North Eglinton LSP No. 93</i>
Amberton NC	Neighbourhood	2,050	<i>Eglinton Agreed Structure Plan No.82</i>
Eglinton Marina Coastal Village	Neighbourhood	3,800	<i>Eglinton Agreed Structure Plan No.82</i>
Alkimos North Coastal Centre	Neighbourhood	6,000	<i>Alkimos North LSP No.73</i>
Alkimos Coastal Village	Neighbourhood	5,650	<i>Alkimos Coastal Village LSP 101</i>
North Eglinton (Allara East)	Local	250	<i>North Eglinton LSP No. 93</i>
Alkimos North Local Centre(s)	Local	1,650	<i>Alkimos North LSP No. 73</i>
Total (All Centres with DSP Trade Area)		110,950	
Outside DSP Trade Area			
Yanchep SMC	Strategic Metropolitan	72,000	<i>Yanchep City Centre Activity Centre Structure Plan</i>
Yanchep District Centre	District	20,000	<i>Assumed at 20,000sqm to align with scale of other DCs</i>
Butler District Centre	District	22,000	<i>Butler District Structure Plan Part 2</i>
Total (All Centres adjacent to DSP Trade Area)		114,000	
Total		224,950	

Study Area Household Expenditure

Analysis of per household expenditure for the City of Wanneroo indicates:

- **\$45,476 per annum on shop retail (SHP, 35% of total spend)**, inclusive of spending on food, alcoholic beverages and tobacco, clothing and footwear, furnishing and equipment, and miscellaneous goods and services
- **\$21,149 per annum on entertainment (ENT, 16% of total spend)** inclusive of recreation and culture and hotels, cafes and restaurants (hospitality)
- **\$62,033 per annum on other goods and services**, including education, transport, health, housing and utilities.

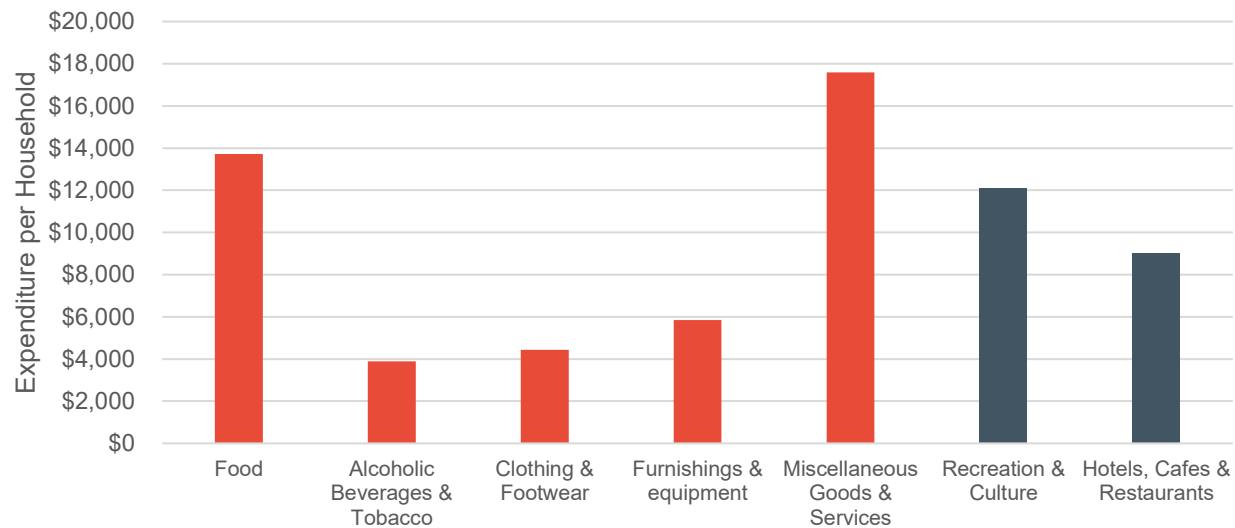
Table 3 below provides forecasts for estimated total expenditure generated by the resident population within the Alkimos Eglinton District Structure Plan. Please note that expenditure figures do not represent forecasts for future expenditure in the DSP area as no expenditure capture rates are not incorporated at this point of the analysis. Analysis presented in 2025 dollars.

Table 3: DSP resident expenditure forecasts – SHP and ENT (2025 dollars)

Study Area (DSP)	2026F*	2036F*	Completion**
Population	25,800	49,200	57,300
Dwellings	8,900	17,500	23,485
Total Expenditure (SHP & ENT)	\$591M	\$1,170M	\$1,565M
Expenditure – SHP	\$403M	\$798M	\$1,070M
Expenditure – ENT	\$188M	\$371M	\$1,564M

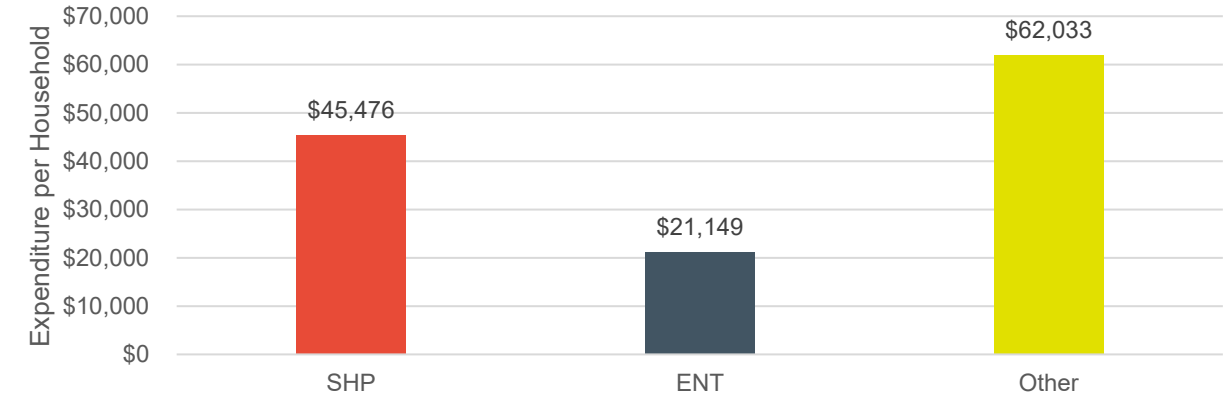
Source: Hatch, 2026.

Figure 2: City of Wanneroo – Per Household Annual Expenditure by Group (2025 dollars)



Source: National Institute of Economic and Industry Research (NIEIR), 2025. Compiled and presented by Economy .id

Figure 3: City of Wanneroo – Per Household Annual Expenditure by PLUC Code (2025 dollars)



Source: National Institute of Economic and Industry Research (NIEIR), 2025. Compiled and presented by Economy .id

Location of Proposed Amendment – Central Alkimos LSP

The proposed amendment relates to an out-of-centre development within the Central Alkimos Local Structure Plan (LSP), in an area east of the Yancheep rail line, of commercial and mixed-use zoned lots on opposite sides of Alkimos Drive

Base Case (Figure 4)

- Business Commercial: 4.85 hectares (3 super lots) ¹
- Mixed Use: 1.02 hectares (6 lots) ²
- Residential: 0.78 hectares (30 lots) ²
- Commercial (west of rail line): 0.98 hectares (Neighbourhood Centre)

Proposed Amendment (Figure 5)

- Rezoning of all 4.85 hectares of business lands to residential
- Rezoning of all 1.02 hectares of mixed-used land to residential
- No change to Commercial west of rail line
- A net increase in residential lots of 110 lots (dwellings).

Tables 4 and 5 below provides estimates for the change in land use areas, NLA and residential dwellings across the Alkimos Central LSP area between the base case and proposed amendment.

Tables 4 & 5: Base case and proposed comparison by land use (full build out)

	Base Case		Proposed	
	Area (Ha)	NLA (sqm)	Area (Ha)	NLA (sqm)
Business Commercial	4.85	19,400	0	0
Mixed Use	1.02	1,600	0	0
Neighbourhood Centre Commercial	0.98	2,350	0.98	2,350

	Base Case		Proposed	
	Dwellings	Residents	Dwellings	Residents
Residential	1,593	4,460	1,703 (+110)	4,768 (+308)

Source: Hatch, 2026. Please note that dwelling yield for Central Alkimos has been updated to 1,703, as per Commercial Assessment Plan. This is a reduction on the initial Central Alkimos LSP forecast, attributable to mixed-use land being developed at a lower density than what was previously assumed.

Figure 4: Base Case



Figure 5: Proposed Amendment



Community Costs and Benefits Assessment

The following Community Costs and Benefits Assessment is based on the A2.4 Net Benefit Assessment Template provided in the SPP 4.2 Activity Centre Guidelines (July 2023).

As per the guidelines (Appendix G2), a net benefit test is required to test the potential impacts to the community of a proposal on existing and planned activity centres in the locality, with retail-related proposals required to estimate turnover impacts (productivity).

The purpose of this assessment is to demonstrate the identified impacts (costs and benefits) the proposed amendment within the Central Alkimos Local Structure Plan on the surrounding area.

Impact categories of assessment include:

- [Strategic Alignment](#)
- [Productivity](#) (with detailed quantitative modelling provided on pages 7-12)
- [Quality of Life](#)
- [Equity and Social Inclusion](#)
- [Environmental Sustainability](#)
- [Infrastructure and Services](#)



Department of Planning,
Lands and Heritage



State Planning Policy 4.2 Activity Centres Implementation Guidelines

For the implementation of State Planning Policy 4.2
Activity Centres

July 2023

Community Costs and Benefits - Strategic Alignment Category

Criteria	Base	Proposed	Identified Impacts
Is the proposal consistent with the strategic planning for the area? Is it aligned with the relevant regional strategy and approved local planning strategy? Is the proposal consistent with the objectives and outcomes of SPP 4.2?	No train station within Central Alkimos implies no logical node of activity or destination in the area to support planned commercial, mixed use and higher density living. Amendment 02 of the Alkimos-Eglinton DSP rezoned 35.6ha of 'Service Commercial' to 'Urban' just to the north of the subject area. This amendment demonstrated that the use and composition of the Service Commercial land can no longer be relied on as it was intended in the DSP and progressing on this bases could significantly compromise the ability for employment targets to be delivered as intended by the DSP.	With no node of activity or destination, it is considered appropriate for these uses to instead be consolidated around higher order activity centres across the Alkimos Eglinton District Structure Plan, rather than within Central Alkimos.	Amendment's removal of mixed use and commercial floorspace is a downstream impact of the Central Alkimos rail station being removed and avoids the risk of developing retail/business space in a location of low pedestrian activity. Under the current (base) plan, the opportunity to meet DSP strategic objectives for activity centres will be challenging in this location and are best pursued elsewhere to maximise opportunities for viable employment floorspace and retail activity. The rezoning of this land to residential increases local housing supply, and also provides additional homes within a walkable catchment to nearby school.
What are the potential impacts on the activity centre hierarchy? Is the size and scale of the proposal consistent with the level of the hierarchy?	Currently considered as an out-of-centre development Planned development consists of an estimated 19,400 sqm of commercial floorspace and 1,600 sqm of mixed use floorspace, if viable and built out accordingly	Proposed amendment comprises the removal of all commercial and mixed use floorspace and rezoning residential. No impact on hierarchy of activity centres across the study area.	

Community Costs and Benefits – Productivity Category

Land Use Impacts, Central Alkimos LSP

- Across the Central Alkimos Local Structure Plan, the proposed amendment:
- Reduces total employment floorspace by 21,043sqm (NLA), with only commercial floorspace remaining in the neighbourhood centre which is unaffected by the proposed amendment. A total of 2,352sqm (NLA) of commercial floorspace remains in Central Alkimos
 - A theoretical loss of 334 jobs (assuming full buildout of the floorspace), including:
 - 273 on rezoned commercial lands
 - 61 on rezoned mixed-use lands
 - As per Table 7, a dwelling yield of 140 through the proposed amendment creates an additional 110 dwellings, increasing the Central Alkimos projected population by 308 residents and resident labour force by 165 workers (assuming 2.8 residents per household).
 - This increase in residents and related labour force represents an increase of 6% in headcount across the LSP area.

Assumptions supporting this analysis can be found at Appendices I – List of Assumptions

Table 6: Employment Land Use Impacts – Business, Mixed Use and Commercial – Central Alkimos LSP

Use		Base	Proposed	Change
Hectares	Business	4.85	0.00	- 4.85
	Mixed Use	1.02	0.00	- 1.02
	Commercial	0.98	0.98	No Change
Total - Hectares		6.86	0.98	- 5.88
Employment Floorspace (NLA)	Business	19,404	0	- 19,404
	Mixed Use	1,640	0	- 1,640
	Commercial	2,352	2,352	No Change
Total – Employment Floorspace (NLA)		23,395	2,352	- 21,043
Employment (FTE)	Business	273	0	- 273
	Mixed Use	61	0	- 61
	Commercial	87	87	No Change
Total – Employment (FTE)		421	87	- 334

Source: Central Alkimos LSP No.95 Amendment 03, Aug 2023; Hatch estimates, 2026

Tables 7: Residential Impacts – Central Alkimos LSP (full build out, 2031)

	Base	Propose5	Change
Dwellings	1,593	1,703	+ 110
Residents	4,460	4,768	+ 308 (+6.9%)
Residents aged 15 years and over	3,475	3,715	+ 240
Labour Force	2,365	2,530	+ 165

Source: Central Alkimos LSP No.95 Amendment 03, Aug 2023; ABS Census (City of Wanneroo Community Profile), 2021; Hatch estimates, 2026

Community Costs and Benefits – Productivity Category

Land Use Impacts, Alkimos Eglinton DSP Activity Centre Hierarchy

In addition to productivity impacts across the LSP area, impacts across the DSP Activity Centre Hierarchy have been considered.

Across the Alkimos Eglinton District Structure Plan, the proposed amendment (compared to the base case):

- Reduces total employment floorspace by 21,043sqm (NLA), with no impact to activity centre floorspace. Only the quantum of service commercial and mixed-use floorspace is reduced
- A theoretical loss of 334 jobs (assuming full buildout of the floorspace), including:
 - 273 on rezoned commercial lands
 - 61 on rezoned mixed-use lands
 - Acknowledging that these activity could be absorbed by larger centres in the DSP area including Alkimos Secondary Centre and Eglinton District Centre, mitigating against this estimated level of job loss.
- As before and in Table 9, an additional 110 dwellings increases the Alkimos Eglinton population projected population by 265 residents and resident labour force by 140 workers.
- This increase in residents and (further) the labour force represent an increase of 0.5% in headcount across the DSP area.

Assumptions supporting this analysis can be found at Appendices I – List of Assumptions

Table 8: Employment Land Use Impacts – Business, Mixed Use and Commercial – Alkimos-Eglinton DSP

Use		Base	Proposed	Change
Hectares	Activity Centres	265	265	No Change
	Service Commercial	149	144	- 4.85
	Urban/Mixed Use	40	39	- 1.02
Total - Hectares		454	448.12	- 5.88 (- 1.3%)
Employment Floorspace (NLA)	Activity Centres	102,450	102,450	No Change
	Service Commercial	596,000	576,596	-19,404
	Urban/Mixed Use	64,000	62,360	- 1,693
Total – Employment Floorspace (NLA)		762,450	741,407	- 21,043 (- 2.8%)
Employment (FTE)	Activity Centres	1,588	1,588	No Change
	Service Commercial	8,394	8,121	- 273
	Urban/Mixed Use	2,370	2,310	- 61
Total – Employment (FTE)		12,618	12,284	- 334 (- 2.6%)

Source: Alkimos Eglinton DSP (Amendment 02), 2020; Hatch estimates, 2026

Tables 9: Residential Impacts – Alkimos-Eglinton DSP

	Base	Proposed	Change
Dwellings	23,880	23,990	+ 110
Residents	57,320	57,630	+ 308 (+0.5%)
Residents aged 15 years and over	44,650	44,890	+ 240
Labour Force	30,410	30,575	+ 165

Source: Alkimos Eglinton DSP (Amendment 02), 2020; Hatch estimates, 2026

Community Costs and Benefits – Productivity Category

Retail Turnover, Central Alkimos LSP

As per State Planning Policy 4.2 (SPP4.2) guidance, a net benefit test includes modelling the impact of a proposal on existing and planned activity centres. This impact test is only required to include the supply of shop/retail (PLUC:5 – SHP) and other retail (PLUC:6 – RET) over a minimum 5-year time period.

It is assumed that development of the rezoned area occurs in Stage 5 of the Central Alkimos LSP phasing¹.

The proposed amendment in Central Alkimos results in an estimated additional 110 residential dwellings within the Alkimos Eglinton DSP area. As per Table 11 this represents an additional (in 2025 dollars) of:

- \$5.00M in annual household expenditure in SHP retail (food, alcohol, furniture/furnishings clothing & footwear.)
- \$2.33M annual household expenditure in RET retail (cafes and restaurants, recreational and cultural services)

The impact of the amendment therefore will increase SHP and RET expenditure by Central Alkimos households by \$7.33M per annum by 2031, representing an increase of 6.9% above base case.

This additional annual expenditure is not expected to be captured by the planned Neighbourhood Centre in Central Alkimos, given the proposed amendment is rezoning land that is currently zoned Mixed Use and Service Commercial, which is unlikely to be compete with the Neighbourhood Centre for retail demand. Estimates for impact floorspace productivity across the Alkimos Eglinton DSP activity centre hierarchy is modelled overleaf.

Table 10: Base Case by phase (2025 dollars)

	Stage 3 (2020)	Full build out (2031)
Population	4,000	4,460
Households	1,430	1,593
Retail Expenditure Demand – RET p.a.	\$64.9M	\$72.4M
Retail Expenditure Demand – SHP p.a.	\$30.2M	\$33.7M
Retail Expenditure Demand – Total p.a.	\$95.1M	\$106.1M

Sources: Central Alkimos LSP No.95 Amendment 03, Aug 2023; NIEIR, 2025; Hatch analysis, 2026

Table 11: Amendment Impact – Phase 5 (2025 dollars)

	Full build out (2031)	Impact of proposal (vs base case)
Population	4,768	+ 308
Households	1,703	+ 110
Retail Expenditure Demand – RET p.a.	\$77.4M	+ \$5.00M
Retail Expenditure Demand – SHP p.a.	\$36.0M	+ \$2.33M
Retail Expenditure Demand – Total p.a.	\$113.4M	+ \$7.33M (+6.9%)

Sources: Central Alkimos LSP No.95 Amendment 03, Aug 2023; NIEIR, 2025; Hatch analysis, 2026

1. As per Table 6, Central Alkimos Local Structure Plan (August 2023)

Community Costs and Benefits – Productivity Category

Retail Turnover, Alkimos Eglinton DSP Activity Centre Hierarchy

The proposed amendment does not impact the quantum of retail floorspace delivered in activity centres across the Alkimos Eglinton DSP trade area. The additional 110 residential dwellings however represents an increase (albeit relatively small) in level of household expenditure that can be captured across the activity centre hierarchy.

Given the nature of the proposed amendment removes service commercial and mixed-use land uses, it would be expected that retail expenditure (that otherwise would be directed towards these uses in Central Alkimos) will be redirected to centres that are:

- Within proximity to the Central Alkimos LSP area, and
- Can accommodate a mix of uses nearby which include service commercial and mixed-uses, namely the Alkimos Secondary Centre (to the south) and Eglinton District Centre (north).

Table 13 estimates that the retail turnover impact of the proposed amendment, assuming new household retail demand is directed towards these larger centres upon Stage 5 development of Central Alkimos in 2031¹. Analysis indicates that:

- In 2031, an additional \$7.33M in household retail expenditure per annum increases total demand across Alkimos Eglinton by 0.83% versus the base case.
- As population growth continues across the DSP area, this additional expenditure impact per annum reduces to a 0.46% increase versus the base case at an ultimate build out of approximately 57,000 residents (i.e. steady state population).

Impacts on retail turnover of less than + 1% across retail floorspace in the Alkimos Eglinton area are considered minor, with the increase in residential lands achieved by the proposed amendment rezoning creating additional demand that supports the productivity of activity centres.

1. As per Table 6, Central Alkimos Local Structure Plan (August 2023)

Table 12: Base Case by phase (2025 dollars)

	2031	2036	DSP Ultimate (2040+)
Population	36,915	49,155	57,300
Households	13,185	17,555	23,875
Retail Expenditure Demand – RET p.a.	\$599M	\$798M	\$1,085M
Retail Expenditure Demand – SHP p.a.	\$279M	\$371M	\$505M
Retail Expenditure Demand – Total p.a.	\$878M	\$1,169M	\$1,590M

Source: Alkimos-Eglinton DSP, 2020; WATomorrow Forecasts; NIEIR, 2025; Hatch analysis, 2026

Table 13: Amendment Impact – Phase 5 (2025 dollars)

	2031	2036	DSP Ultimate (2040+)
Population	37,225	49,465	57,565
Households	13,295	17,665	23,985
Retail Expenditure Demand – RET p.a.	\$604M	\$803M	\$1,090M
Retail Expenditure Demand – SHP p.a.	\$281M	\$373M	\$507M
Retail Expenditure Demand – Total p.a.	\$885M	\$1,177M	\$1,597M
Impact – Retail Expenditure p.a. (vs base case scenario)	+ \$7.33M	+ \$7.33M	+ \$7.33M
% change in Retail Expenditure p.a. (vs base case scenario)	+ 0.83%	+ 0.63%	+ 0.46%

Source: Alkimos-Eglinton DSP, 2020; WATomorrow Forecasts; NIEIR, 2025; Hatch analysis, 2026

Community Costs and Benefits – Productivity Category

Criteria	Base	Proposed	Identified Impacts
Does the proposal provide new jobs in addition to any that may be lost elsewhere – net additional jobs?	A total of 421 jobs are estimated to be able to be located across the LSP area. This covers a neighbourhood centre, business and mixed-use land uses Note that this figure excludes employment in community and social land uses	The proposed amendment is estimated to result in a total of 87 FTE jobs hosted in the LSP area, due to the rezoning of business and mixed-use to the east of the rail line. All 87 FTE jobs would be hosted within the neighbourhood centre (commercial zoning)	A theoretical total loss of 334 FTE potential jobs from this location is estimated, covering approved activities in service commercial and mixed-used land uses. This assumes the floorspace is viable and will be at full capacity.
Does the proposal contribute to diversifying local jobs – creating more strategic employment versus population-driven employment?	Employment in the Central Alkimos LSP area is focused on population-driven services	Employment in the Central Alkimos LSP area will continue to be centred upon servicing the local resident population via the nearby neighbourhood centre	Despite the loss of 334 potential jobs, no strategic jobs are lost under the proposed amendment. The Central Alkimos neighbourhood centre will become the only employment land use in the LSP area and fulfill its role in servicing the local community's day-to-day needs, rather than facilitate strategic jobs.
For retail proposals, how is the proposal expected to impact upon the current and expected turnover and role of relevant activity centres?	Total retail expenditure across the Alkimos Eglinton DSP area at ultimate build out is estimated at \$1.59B per annum (2025 dollars).	The proposed amendment adds 110 additional dwellings the DSP trade area, representing an increase of \$7.33M (2025 dollars) in retail expenditure per annum from 2031 onwards. There is no change to activity centre floorspace under the amendment, as the rezoning is proposed for land uses outside of an activity centre (out-of-centre development)	The \$7.33M increase in expenditure across SHP and RET retail represent an increase in total household retail demand p.a. across the DSP area of 0.83% in 2031, reducing to a 0.48% once development across the Alkimos Eglinton DSP area is complete. This increase in demand supports the viability nearby activity centres, particularly those with service commercial and mixed use within and adjacent to a centre. In the context of Alkimos Eglinton, the Alkimos Secondary Centre and Eglinton District Centre is expected to share this increased retail expenditure benefit given the diversity of offer that these larger centres provide, compared to smaller neighbourhood and local centres who would not attract the demand that otherwise would be directed to Central Alkimos's mixed use and service commercial
Will the proposal increase the choice and availability of goods and services in the area?	As per <i>City of Wanneroo District Planning Scheme No. 2 Schedule 1 – Zoning Table</i> and land zoning under the Central Alkimos LSP, uses and retail offer permitted under commercial, mixed use and service commercial zoning are available in the area.	Proposed amendment removes the availability of use permitted under service commercial and mixed use in the local area.	Despite the decrease in the quantum of shop and other retail floorspace implied by the proposed amendment, the remaining commercial zoning in Central Alkimos (neighbourhood centre) retains the diversity of offer available in the area, given that uses under the lost mixed use and service commercial lands can be permitted in commercial zones. The variety of uses that can be accommodated by the neighbourhood centre include hospitality venues, service station, office space, medical centres, fast food outlets and other civic uses, as per the <i>Schedule 1 - Zoning Table</i>.

Community Costs and Benefits – Quality of Life, Equality and Social Inclusion Categories

Criteria	Base	Proposed	Identified Impacts
Quality of Life			
Is the proposal compatible with surrounding land uses? Will there be an improvement in the level of amenity and vibrancy that benefits the wider community?	The commercial land use was previously identified in this location due to the North Alkimos Rail Station proposed just north of Alkimos Drive to act as a park and ride station. The rail station was removed as part of Amendment 01 to the DSP; thereby removing the customer activity and demand for mixed use development within the immediate locality. The surrounding land uses are residential and education.	The removal of service commercial land uses will improve the level of amenity for the adjacent residential and educational land uses as there will be less heavy and customer vehicles in the locality and the potential for noise and odour emitting uses is removed. The traffic generated by the change of use will be approximately 80% less than would be generated by the approved use, reducing from approximately 6,400 vehicle trips per day to approximately 1,270 vehicle trips per day.	Location of residential near school encourages active transport behaviours (walking/cycling) for local families Vibrancy expected to be improved as non-residential floorspace is not considered viable in this location, resulting in likely vacant land or vacant tenancies unless replaced by residential.
Does the proposal include land uses such as healthcare, education and community facilities?	Central Alkimos LSP includes a high school and primary school. A K-12 school (Northshore Christian Grammar School) is located adjacent to the DSP northern boundary	No change to the provision of healthcare, education or community facilities	Not applicable
Equity and Social Inclusion			
Does the proposal have the potential to improve access to economic opportunity for minority and vulnerable groups?	Land approved for business commercial and mixed uses	Transition of employment-generating floorspace to residential land	Theoretical loss of 334 FTE jobs reduces the level of local economic opportunity for minority and vulnerable groups. However, removal of train station has made this location already unattractive to low socio-economic groups who may rely on public transport to access place of work and hence likely that these opportunities do not realistically exist under current zoning.

Community Costs and Benefits - Environmental Sustainability Category

Criteria	Base	Proposed	Identified Impacts
Would the proposal have an impact on overall vehicle trips? Would car-based net trips (by distance) increase or reduce as a result of the proposal?	The trip generation for the Business, Mixed Use and Residential land uses in accordance with Central Alkimos Local Structure Plan is 6,410 vehicles per day.	The traffic generated by the change of use will be approximately 80% less than would be generated by the approved use, reducing from approximately 6,400 vehicle trips per day to approximately 1,270 vehicle trips per day ¹ .	The change in zoning and associated land use will reduce the number of vehicles
Does the proposal contribute to improved air and water quality such as incorporating water sensitive urban design (WSUD), or walking and cycling infrastructure that reduces emissions from vehicles?	As per Central Alkimos Local Structure Plan (Amendment 03), the LSP visions a community in alignment with the following strategic themes: • Green Energy • Smart Water • Connectivity • Community Wellbeing • Distinctive Design A range of sustainability objectives are also outlined under the Environmental Sustainability Strategy (ESS) at Central Alkimos.	New residential development as proposed under the amendment provides opportunity to re-enforce this vision, including: • Opportunity for increased tree canopy in residential streetscapes	No significant impact is envisioned to be generated by the proposed amendment
Does the proposal protect or enhance remnant vegetation or contribute to improving the urban tree canopy?			
Does the proposal help reduce energy consumption and emissions – for example through sustainable construction methods and/or incorporating renewable energy systems?			

1. As per traffic modelling technical note (draft) provided by PJA Australia, March 2026

Community Costs and Benefits – Infrastructure and Services Category

Criteria	Base	Proposed	Identified Impacts
Is there significant government investment in services, infrastructure or development in the area or nearby centres that may be affected by the proposal? Will the proposal impact patronage/viability of the investment and what is the expected impact?	The Alkimos train station, within the Alkimos Secondary Centre, is operational. The proposed Business and mixed-use land uses are car- based uses, with customers unlikely to use the train to access these businesses.	The residents are more likely to use the train station.	The additional residents may increase patronage at this station.
Does the proposal include new, or improvements to existing transport infrastructure, particularly walking, cycling and public transport, that increases access and helps manage congestion?	The Business zoned land will be large super lots with 18m to 20m wide roads to cater for heavy rigid vehicles.	The proposed residential street network can be categorised as Access Street D streets and will carry low traffic volumes for low speeds, with an interconnected path network.	The finer grain residential street network will provide for improved pedestrian connectivity.
Does the proposal include enhancements to utilities that benefit the local area?	Standard utilities associated with urban development.	No change	Not applicable

Appendices

Appendices I - List of Assumptions

Table 14: Land Use Assumptions

Land Use	FAR	NLA Efficiency	Sqm per FTE job	Retail Type (PLUC Code)
Business	0.5	80%	71	RET
Mixed Use	0.2	80%	27	SHP
Commercial	0.3	80%	27	SHP
Activity Centres	0.4	70%	32	SHP

Source: FAR and NLA efficiency parameters provided by Hatch benchmarks.
Sqm per FTE job as per DPLH Land Use and Employment Survey (North West sub region). Activity Centre sqm/job as per Perth Metropolitan Average for SHP retail.

Table 15: Household Expenditure Assumption

Expenditure Group	\$ per household, 2025 \$s	% of expenditure	Retail Type (PLUC Code)
Food	\$13,723	10.5%	SHP
Alcoholic Beverages & Tobacco	\$3,883	3.0%	SHP
Clothing & Footwear	\$4,440	3.4%	SHP
Furnishings & equipment	\$5,837	4.5%	SHP
Health	\$10,097	7.8%	n/a
Transport	\$18,451	14.2%	n/a
Communications	\$2,442	1.9%	n/a
Recreation & Culture	\$12,105	9.3%	RET
Education	\$4,550	3.5%	n/a
Hotels, Cafes & Restaurants	\$9,037	6.9%	RET
Miscellaneous Goods & Services	\$17,577	13.5%	SHP
Housing	\$24,576	18.9%	n/a
Utilities	\$3,530	2.7%	n/a

Source: City of Wanneroo Household Expenditure 2023/24 - National Institute of Economic and Industry Research (NIEIR). Compiled and presented in economy.id. 2023/24 data inflated to 2025 values as per ABS CPI - Greater Perth, 2025.

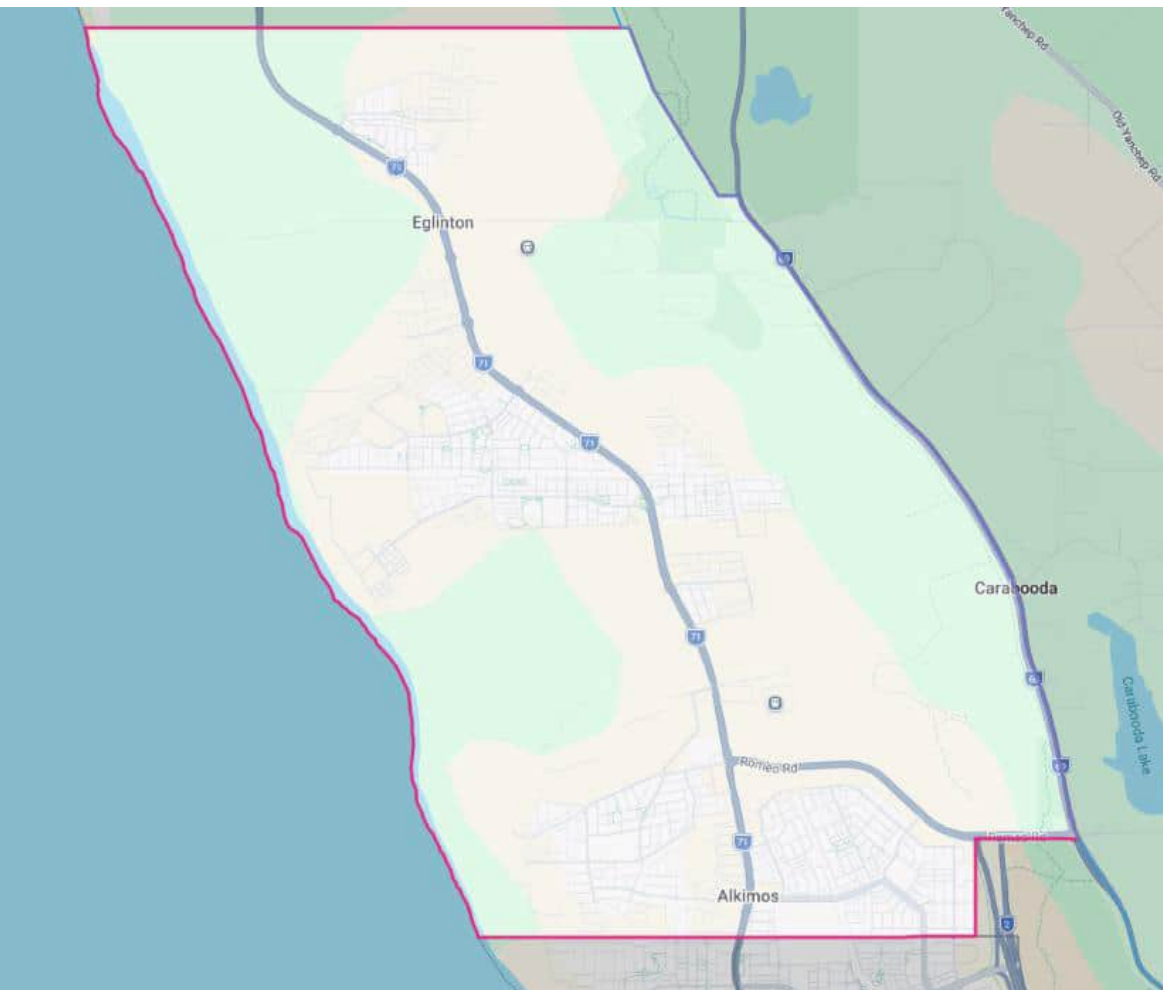
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Table 16: Population Assumptions

Assumption	Value	Source
Alkimos Eglinton Average Household Size: 2026 – 2036	2.8	ABS Census 2021 – Alkimos Eglinton SA2
Alkimos Eglinton Average Household Size: Completion (2040+)	2.4	Alkimos Eglinton District Structure Plan, 2020
Alkimos Eglinton Population Forecasts, 2026 - 2036		WA Tomorrow 12 Population Forecasts
Alkimos Eglinton Population Forecasts, Completion (2040+)		Alkimos Eglinton District Structure Plan, 2020
City of Wanneroo aged 15 years and over	77.9%	ABS Census 2021 – City of Wanneroo Community Profile
City of Wanneroo Labour Force Participation	68.1%	ABS Census 2021 – City of Wanneroo Community Profile

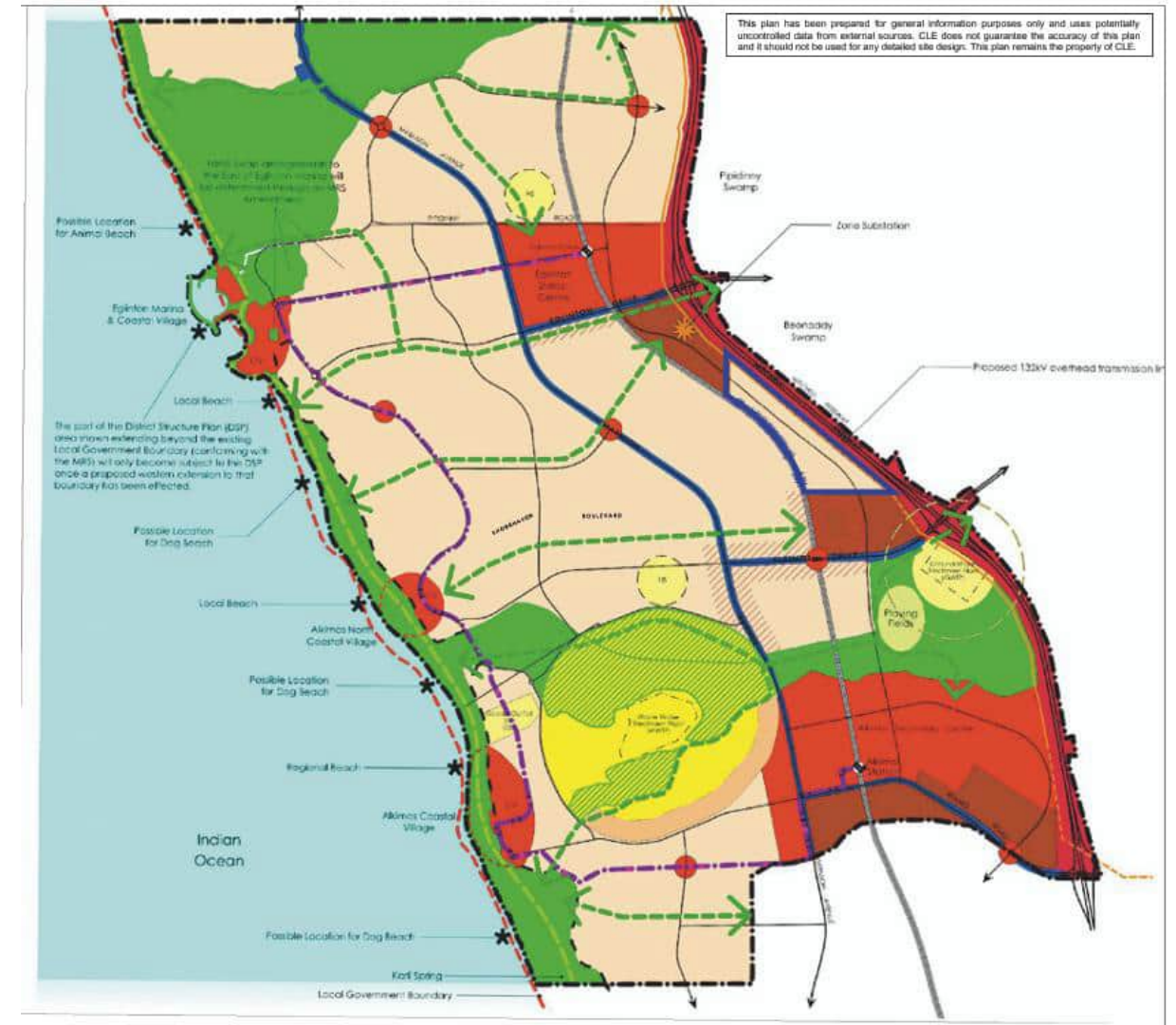
Comparison of Study Area – Alkimos Eglinton SA2 vs DSP

Figure 6: Alkimos Eglinton Statistical Area 2 (SA2)



Source: ABS Census, 2021

Figure 7: Alkimos Eglinton District Structure Plan (Amendment 02)



Source: City of Wanneroo, Feb 2020 (retrieved 6/02/2026)