

URBIS

HOME FIRE STUDIOS

SCREEN PRODUCTION FACILITY

Development Application Report



PREPARED FOR
HOME FIRE CREATIVE INDUSTRIES
MARCH 2023

THE TEAM



Landowner
State of Western Australia



Development Lead
Home Fire Creative Studios



Architect & Landscape Architect
Hassell



Town Planning
Urbis



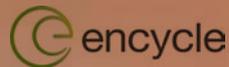
Civil Engineering
BG&E



Transport
flyt



Acoustic/Vibration
Marshall Day



Waste Management
Encycle



Environmental
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1.0 INTRODUCTION

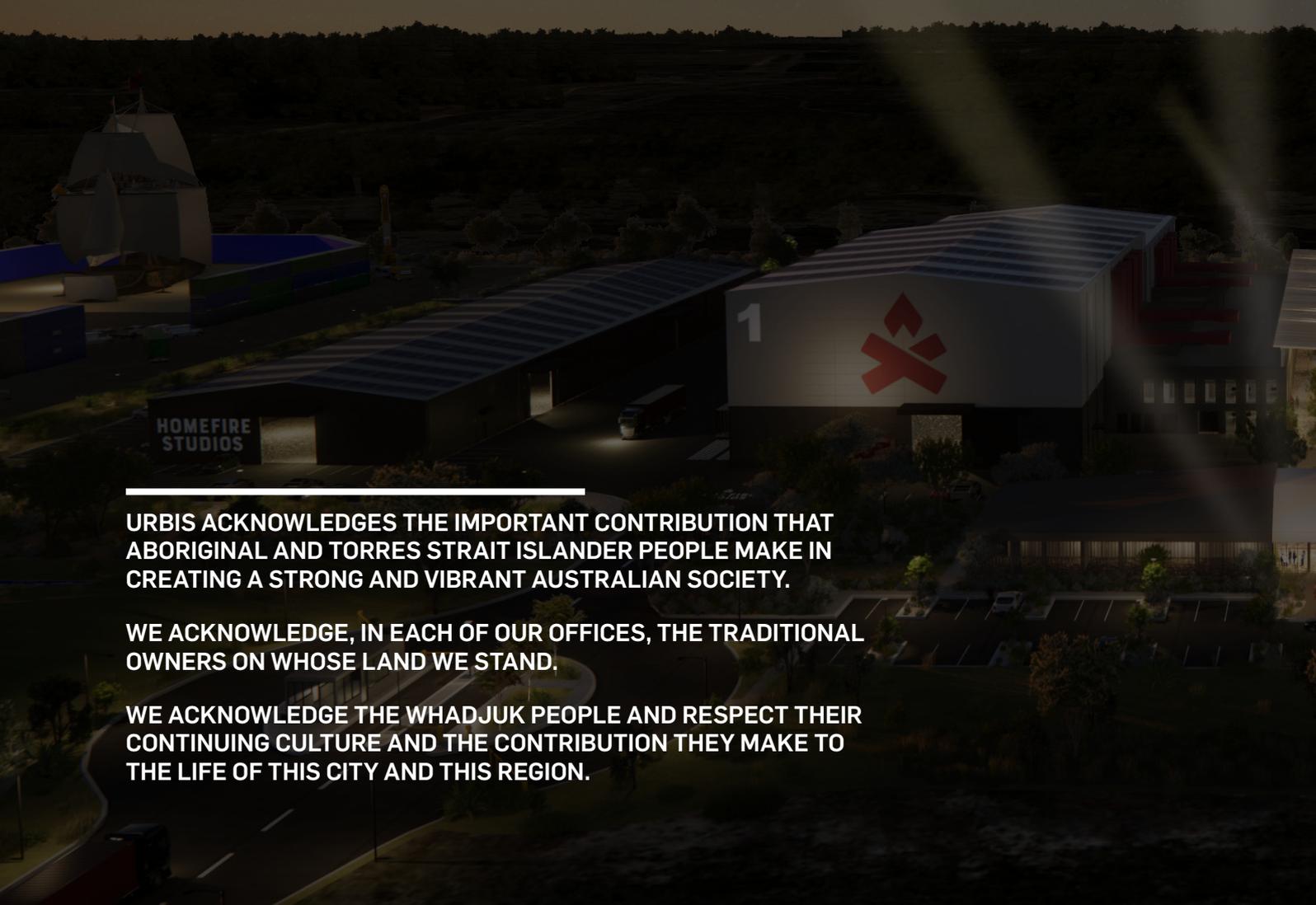
The Screen Production Facility project is a State government initiative to invest in screen production infrastructure, to develop the Western Australian screen industry and to attract domestic and international screen productions to the State. The project has been procured via the Market-led Proposal pathway, with Home Fire Creative Industries (Home Fire) as the preferred proponent developing the proposal via target engagement with State departments and the screen industry. Screen production growth has reached record levels across Australia in recent years. However, Western Australia's growth in the industry has been limited in comparison to other States, due to the lack of world class screen production facilities.

The proposed Screen Production Facility project delivers this essential infrastructure, providing the catalyst to attract domestic and international screen projects to Western Australia, whilst also supporting attraction and retention of skilled employment opportunities and contributing to the growth of local screen and creative industries. This Screen Production Facility is an essential step in allowing WA to

be competitive in attracting screen, film and television productions to the State, while supporting and developing the domestic capacity of Western Australia's creative industries.

The Screen Production Facility site is currently proposed within the southern portion of Whiteman Park, with frontage to Marshall Road and in proximity to the future Malaga Station. The alignment of the Morley to Ellenbrook train line (MEL) currently under construction will see this portion of land dissected from Whiteman Park, creating an opportunity to deliver the Screen Production Facility on this unutilised strategic land parcel.

The Screen Production Facility itself will comprise a total of four separate sound stage areas with dedicated workshops, supporting amenities and facilities. Overall, the development proposal presents an exceptional resolution for the site, which provides a quality architectural aesthetic, adopts best practice water sensitive urban design principles, and appropriately interfaces with adjoining future development that will emerge in the locality over time.



URBIS ACKNOWLEDGES THE IMPORTANT CONTRIBUTION THAT ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE MAKE IN CREATING A STRONG AND VIBRANT AUSTRALIAN SOCIETY.

WE ACKNOWLEDGE, IN EACH OF OUR OFFICES, THE TRADITIONAL OWNERS ON WHOSE LAND WE STAND.

WE ACKNOWLEDGE THE WHADJUK PEOPLE AND RESPECT THEIR CONTINUING CULTURE AND THE CONTRIBUTION THEY MAKE TO THE LIFE OF THIS CITY AND THIS REGION.

This application outlines the rationale and merit for the proposal, presenting the following:

- A contextual description of the site in its immediate, local and broader context.
- A description of the proposal, including key activities and use of the site.
- A description of the architectural and landscape narrative and merit, including the design evolution and an assessment against the 10 principles of good design outlined in State Planning Policy No.7.0.
- A description of the key technical elements of the proposal.
- An assessment against the relevant planning framework.

This report is accompanied by a detailed architectural and landscape package prepared by Hassell, as well as support technical reports as follows:

- Stormwater Management Plan
- Transport Impact Assessment
- Bushfire Management Plan
- Acoustic Report
- Waste Management Plan
- Engineering Servicing Report
- Soil Testing Outcomes

On behalf of Home Fire Studios and the State Government, we are pleased to lodge this development application and look forward to continuing our work with the City of Swan, Department of Planning, Lands and Heritage and relevant Government agencies to successfully deliver this important project.



2.0 WA SCREEN INDUSTRY STRATEGY

The growth of the creative industries has been identified as a key area under the State Governments economic diversification strategy for the Western Australian economy. Western Australia is currently one of the only large States in Australia which does not have international standard screen production facilities.

The development of a WA Screen Industry Strategy is underway by the Department of Local Government, Sport and Cultural Industries (DLGSC) to ensure Western Australia is best placed to develop the screen industry over the coming decade. The Screen Production Facility project is one of the initiatives within the Screen Industry Strategy, noting that DLGSC is also the client agency for the Screen Production Facility project.

In August 2020, the Minister for Culture and the Arts on behalf of the State Government, released a Problem Opportunity Statement via the Market-led Proposal process, seeking proposals from the market innovative solutions for the location, development and operation of a screen production facility within 20km of the Perth CBD.

Via the MLP process Home Fire Pty Ltd was selected as the preferred proponent, and have been invited to Stage 3 of the MLP process to negotiate and finalise its proposal and offer to the State.

The development of a world class screen production facility in the Perth Metropolitan region, while primarily focussed on the development of the screen industry, will generate major economic benefits to metropolitan and regional areas via direct and indirect spend associated with screen productions, and the showcasing local talent and locations.

International studies have demonstrated that screen productions provide invaluable indirect benefits to tourism, through the attraction of people to a place for direct participation in screen project, or indirectly attracting people through the representation of local stories, places, and culture. Figure 1 below provides a summary of the overarching benefits of the development.

Figure 1 below provides a summary of the overarching benefits of the development.



Figure 1 Screen Production Facility - Project Benefits

GROSS VALUE ADDED



- Australian economy benefits by \$3.86 in total GVA for each \$1 of Offset.
- Federal Treasury has received \$1.05 in total taxation for each \$1 of Offset.
- BCARR estimate that Location Incentive will generate over \$4.3 billion in foreign production expenditure by FY27.
- Offset-supported productions added total GVA of \$1.18 billion in FY18.

COMMUNITY BENEFIT



- Productions employ large quantities of, people who will work on-site circulating, residing and/or transacting within the community (i.e. a large feature film may involve c. 400 crew members) benefiting local vendors and service providers.
- Potential community engagement opportunities such as workshops, local participation in productions, screenings and events.

JOBS GROWTH



- 60% growth in Screen Production jobs from first year of Location Offset to now (over 9,300 FTE increase).
- Between FY19-FY21 the Location Incentive created ~39,100 jobs.
- By FY27, the Location Incentive will create an estimated 108,800 jobs and support over 36,000 businesses.

BRANDING & TOURISM



- Screen Production Infrastructure and associated productions increases awareness and lifts the profile of the area on an international stage.
- E.g., 40% increase in tourism to New Zealand related to Lord of the Rings.
 - E.g., \$61 million to Northern Ireland economy from Game of Thrones tourism in 2018.

Source: 'Impact of Film and Television Incentives in Australia' – Olsberg SPI for the Australian Screen Association - 2018
 'Economic assessment of the Location Incentive on Australia's screen sector' - Olsberg SPI for BCARR - 2022



3.0 THE SITE AND LOCALITY

3.1 SITE CONTEXT

The subject site currently forms part of the Whiteman Park cadastral boundary, located approximately 13km north east of the Perth CBD. Whiteman Park is broadly defined by Marshall Road to the south, Drumpellier Drive to the east, Gngangara Road to the north and Tonkin Highway to the west.

The northern area of Whiteman Park is rich with bushland with ecological and recreational value, and forms a major tourist destination for the State. In contrast, the land subject to the development application is within the most south-west boundary of Whiteman Park, and is a largely cleared historical agricultural site, vastly different to the remainder of Whiteman Park.

The subject site will be disconnected from the wider Whiteman Park to the north as a result of the MEL project works, and consequently the locality will be well serviced by transport infrastructure (including both bus and train services as part of the future Malaga station), and does not interface with sensitive development. Contextually, this demonstrates the site is suitable for the development of a Screen Production Facility.

Figure 2 and 3 below demonstrate the subject site in context, and **Table 1** summarises the immediate context of the project area.

Table 1 Context Analysis

<p>N NORTH</p> <p>Currently vacant land part of the Whiteman Park lot.</p> <p>Future Morley Ellenbrook Line track will dissect this portion of land from the remainder of Whiteman Park.</p> <p>Land north of the future Morley Ellenbrook Line is also within Whiteman Park, but protected as 'Bush Forever' land, unlike the subject site which is not included as 'Bush Forever'.</p> <p>The land south of the track alignment is contained within the North Bennett Springs Planning Control Area, which is subject to precinct planning to be coordinated by the Department of Planning, Lands and Heritage.</p>	<p>E EAST</p> <p>Currently vacant land part of Whiteman Park, but not 'Bush Forever' land.</p> <p>Land immediately east of the site has been earmarked for potential future expansion of the Screen Production Facility, however, is not part of this application and would be subject to a future business case.</p> <p>The land east of the site is also contained within the Bennett Springs North Planning Control Area, and subject to future precinct planning.</p>
<p>S SOUTH</p> <p>Marshall Road is immediately south of the site, which is intended to be upgraded to a four way carriageway (two lanes in each direction). These works are proposed by City of Swan, with initial designs provided at Figure 4.</p> <p>A Western Power Easement south of Marshall Road has prevented any meaningful development along the Marshall Road frontage, with the land accommodating large residential lots.</p>	<p>W WEST</p> <p>Beechboro Road North, which is planned to be upgraded as part of the METRONET works.</p> <p>Existing vacant site and Potters Church.</p> <p>Future Malaga Train Station, including bus interchange, station plaza and passenger parking.</p> <p>It is understood that a Precinct Plan is being progressed by the Department of Planning, Lands and Heritage to outline future urban development surrounding the Malaga Train Station. The boundary for this Precinct Plan is expected to be the land contained by Beechboro Road, Marshall Road and Tonkin Highway</p>

Figure 2 Context Plan (source: Hassell)

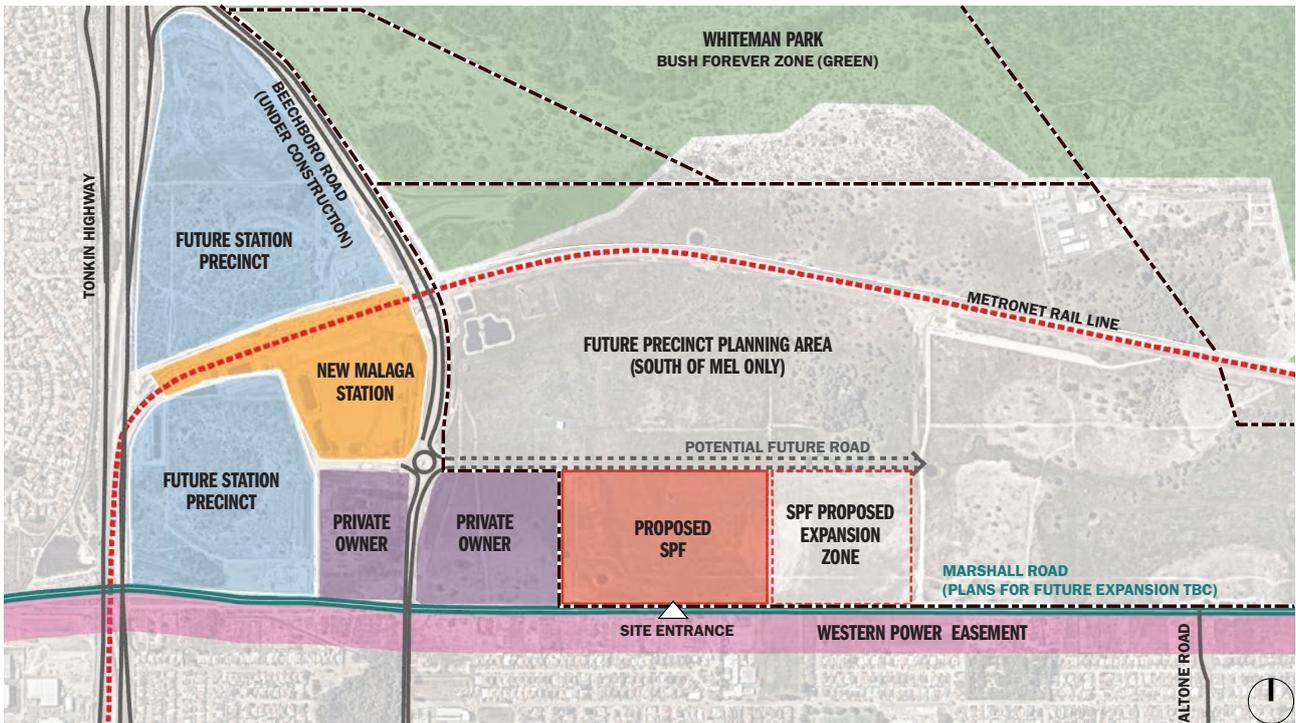


Figure 3 Project Area Aerial Photograph

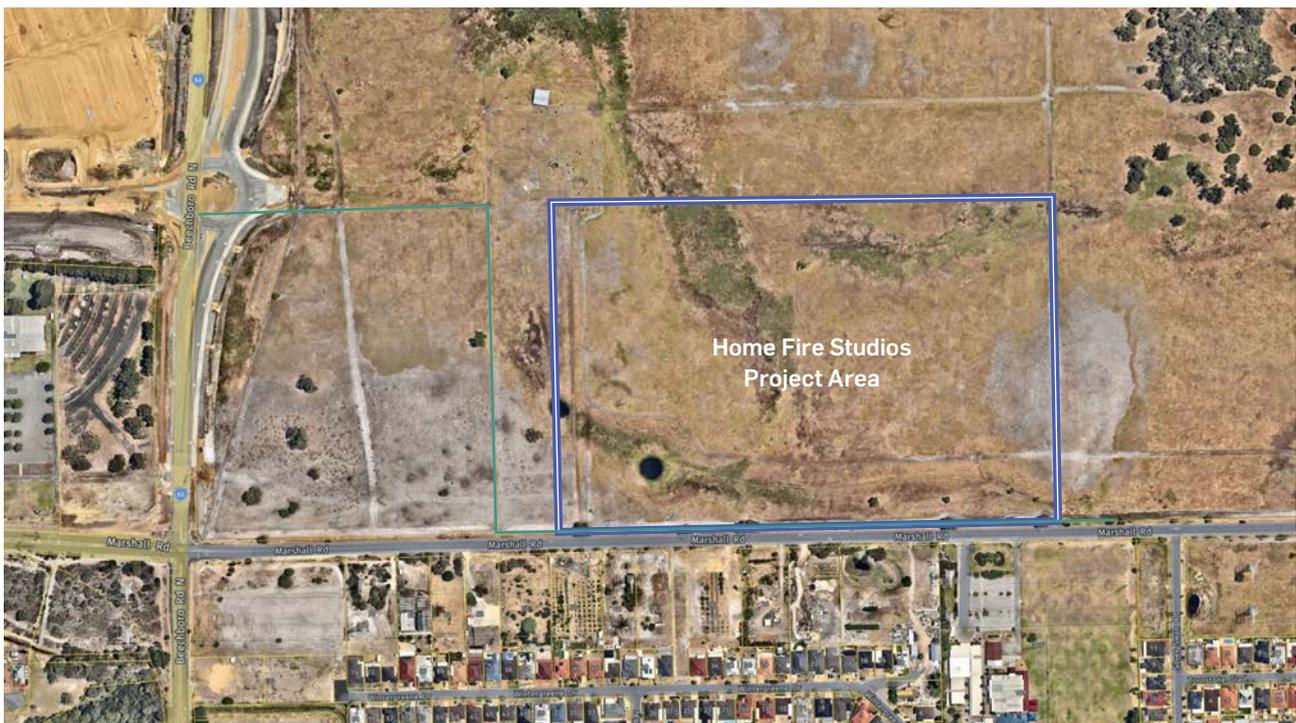


Figure 4 Marshall Road Concept Designs (Source: City of Swan)

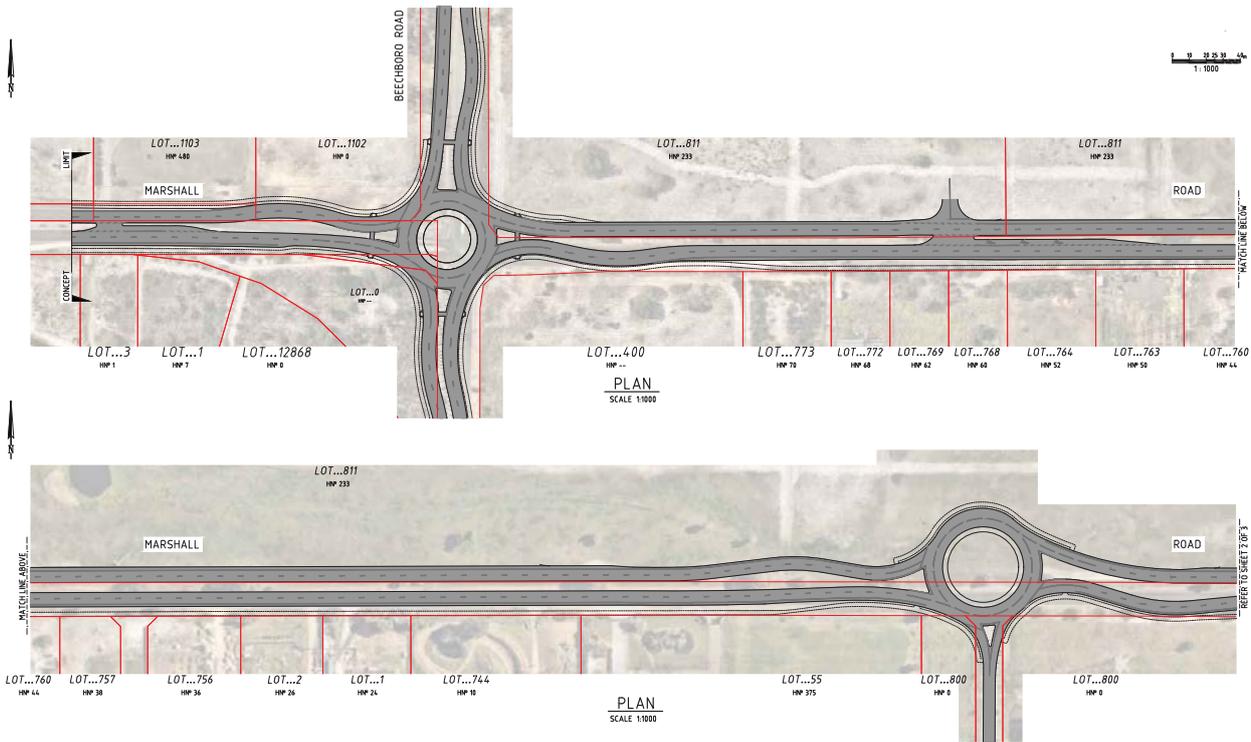


Figure 5 below demonstrates the interaction between the project area and Marshall Road, following the planned upgrade of Marshall Road. Importantly, this figure demonstrates that sufficient space is provided within the site's verge to accommodate the road upgrades.

Figure 5 Site Layout (post Marshall Road upgrade)



3.2 LEGAL DESCRIPTION AND OWNERSHIP

The project is part of land described as 233 Drumpellier Drive, Whiteman with specific lot details provided in **Table 2**. This lot currently also contains Whiteman Park, but it is recognised that the project area is distinctly different to the remainder of Whiteman Park and will ultimately be dissected from Whiteman Park by the METRONET MEL track alignment.

Refer to **Appendix A** for the Certificate of Title and Deposited Plan.

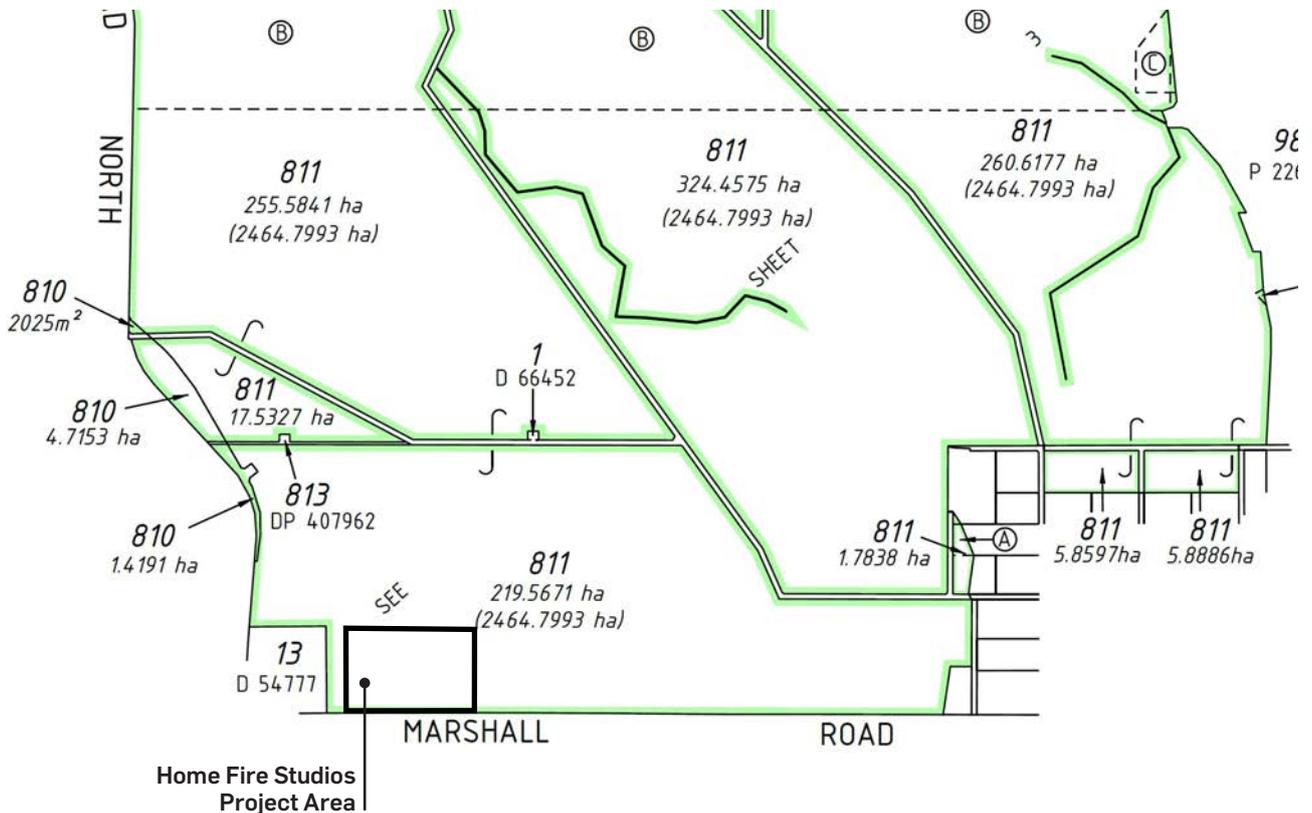
Table 2 Legal Description

LOT	DEPOSITED PLAN	AREA (HA)	VOLUME	FOLIO	OWNER
811	405371	2465ha (Total)	2925	245	Western Australian Planning Commission

The Certificate of Title and associated Deposited Plan list a total of 27 limitations, interests, encumbrances and notifications. The majority of these relate to the wider Whiteman Park area, or are caveats and leases of a commercial nature. These encumbrances are therefore either not directly applicable to the project area, or do not present a barrier to the proposed development.

A markup of the project area on the Deposited Plan is provided at **Figure 6** below, demonstrating no site-specific encumbrances are identified in the project area.

Figure 6 Site Layout (post Marshall Road upgrade)



4.0 SCREEN PRODUCTION FACILITY DEVELOPMENT SUMMARY

Development approval is sought for the development of an international standard Screen Production Facility, comprising a total of four separate sound stage areas with dedicated workshops, annex buildings, backlot, and supporting amenities and facilities. The objective of this project is to locate, develop and operate a globally competitive film and television studio screen production facility within Western Australia, to develop the local screen industry and attract domestic and international screen productions to the State.

The specific elements of the Screen Production Facility are further explained below.

4.1 SCREEN PRODUCTION FACILITIES

The proposed Screen Production Facility will contain a total of 4 sound stages with associated annex buildings, workshops with lockup and an entry office building. Each sound stage, workshop and annex can function as a separate, secure and standalone screen production operation, to enable multiple screen operators to use the site whilst protecting intellectual property and production confidentiality. Alternatively, a single large screen production could hire out the entire facility. There is a large backlot provided for external filming opportunities, and a boneyard for multifunction use as required by productions.

The four screen production spaces are united through the central landscape spine, which will provide a high quality and shaded breakout space for the users to congregate and move through. This area is a pedestrian and light mobility vehicle (bikes, scooters etc.) only space, separated from the movement of vehicles around the workshop areas. The landscape spine forms a continuous direct north/south link from the entry office area, and is future proofed for a northern connection if desired once the surrounding precinct evolves.

Security and privacy are critical considerations in the Screen Production Facility design, reflecting the need to protect valuable equipment from theft and damage, limit disruption to production activity, protect intellectual property, and ensure that any high-profile individuals are safe whilst on site. As a result, secure perimeter fencing is provided around the facility, with a single security controlled point of entry from Marshall Road.

Enabling ultimate flexibility in the use of all spaces is a key driver in the development design. This means that the space between the workshops and sound stages may also be used as multiple use flexible spaces. The site layout reflects this intent, with service vehicle movements designated to the perimeter roads to reduce potential vehicle conflicts in these spaces.

Table 3 below provides further details on the intended use of the various spaces within the studio precinct.



Figure 7 Site Layout Plan (source)

00-480-004
3

TEMPORARY PARKING/
MULTI-USE SPACE

FENCE LINE

LOUVERED OPEN
AIR CHILLER
COMPOUND

PANWATER
TANKS

SOUNDSTAGE 2

SOUNDSTAGE 4

WORKSHOP 4

SOUNDSTAGE 1

SOUNDSTAGE 3

WORKSHOP 3

OFFICE

FENCE LINE

GATE HOUSE

ENTRANCE

FUTURE ROAD RESE

1
00-480-004

ce: Hassell)

MARSHALL ROAD

Table 3 Stage Screen Production Facility Summary

BUILDING	QTY	TYPICAL PRODUCTION / USE
Sound Stage 1 (SS1)	2,386 sq.m GFA	A sound stage is a large, soundproofed space which enables screen productions to create and capture the scenes with the associated sounds that they desire in a highly controlled environment. Sound stages are typically fitted out by each production with lighting, sound and video equipment, and virtual production equipment requiring strong structures (gantry) along with adequate servicing (power / water / HVAC).
Sound Stage 2 (SS2)	1,929 sq.m GFA	
Sound Stage 3 (SS3)	2,386 sq.m GFA	
Sound Stage 4 (SS4)	1,929 sq.m GFA	
SS1 – SS4 Annex	1,837 sq.m GFA (per annex)	Production offices and amenities, including dressing rooms, green rooms, costume department, makeup, office spaces, laundry etc.
Workshop 1 – 4	Approx 3,480 sq.m GFA (per workshop)	Dedicated space for construction of sets and storage.
Office	1,055 sq.m GFA	Administration and security services. This will include the control of people and vehicles entering the site.
Boneyard	4,548 sq.m GFA	A flexible multi-use space for temporary storage of set materials, equipment and overflow/production vehicle parking as required.
Back Lot	23,190 sq.m GFA	A flexible space which may be used for a number of purposes, including accommodation of large outdoor sets to enable open air filming.
Car Parking	336 bays	Comprises 289 'on-site' secured parking bays for screen production employees and 47 'off-site' visitor parking bays outside the security fence line.

4.2 OPERATIONS

The nature of a screen production facility means the number of people using the site will vary substantially based on the number and nature of productions on site.

A rough estimate of the quantity of permanent and temporary staff and visitors within the site at any one time is as follows:

- Approximately of 10-15 permanent staff are expected on-site at any one time for security and site administration/ management. These staff will predominately be situated in the administration office building.
- The occupancy levels of the SPF during operations will vary dependent on the number and size of productions utilising the facility at any one time. The average range is expected to be between approximately 50 production staff on-site (i.e. small production utilising one sound stage) up to approximately 400 production staff on-site (i.e. one large production utilising entire facility).

Flexibility in operating hours is also essential to enable early pre-calls for crews, night shooting, production preparation and late night shootings to meet production deadlines.

As a result, it is critical that restrictions on operating hours are not applied through the development approval.

This is a reasonable request, based on the following:

- The site is well buffered from any surrounding sensitive land uses. This includes a substantial setback of the development from adjoining property boundaries, extensive landscaping and perimeter screening around the Screen Production Facility.
- Acoustic modelling completed for the site demonstrates that the Screen Production Facility will meet the Noise Regulations at all times of the day, meaning time restrictions are not required for noise purposes.
- Lighting within the site will be designed to be inward facing, and perimeter vegetation will limit vehicle headlight light spill impacting adjoining properties. As a result, light spill is not an issue for the site.

To ensure the unlimited operation times do not cause nuisance to the surrounding existing and potential future community, Home Fire Studios may prepare an 'Operations Management Plan' as a condition of planning approval, prior to commencement of the Screen Production Facility operations. This Operations Management Plan could provide specific details of screen production operations which may be required during night time periods, as well as any communication procedures if the City of Swan does receive complaints from any adjacent properties.

4.3 OPERATION MOVEMENT AND ACCESS STRATEGY

The Screen Production Facility site access strategy has considered the two key site access design scenarios, which are summarised in **Table 4**. With these scenarios in mind, the Screen Production Facility development layout has been futureproofed in its design to ultimately accommodate all modes of transport, for when the surrounding infrastructure supports these modes. This movement and access strategy is summarised in **Table 5** below.

Further technical detail provided at **Section 6.1** and within the Transport Impact Assessment at **Appendix F**.

Table 4 Movement and Access Strategy Staging

Interim Site Access Scenario	Access to the facility for day 1 operation, prior to the duplication of Marshall Road.
Ultimate Site Access Scenario	Access to the facility following the duplication of Marshall Road, including the delivery of supporting pedestrian and cyclist infrastructure within Marshall Road.
Futureproofed Site Access Scenario	Operation of the facility following the build out of the surrounding North Bennett Springs Precinct, where it is assumed that a road network will be delivered north of the site.

Table 5 Summary of Access Strategy

VEHICLE ACCESS



Vehicle access will occur from Marshall Road over the entire life of the project. The configuration of this vehicle access point will vary depending on the status of the Marshall Road works proposed by City of Swan. Vehicle moving through the site will use periphery roads, as detailed in **Figure 8** below.

The respective interim and ultimate site access arrangements are detailed below.

Interim Scenario: The interim (day 1) site access will be formed by localised road widening to permit left-in and left-out movements, and a break in a new median island will permit right-in and right-out for light vehicles only, with all 19m semi-trailer movements restricted to left turn out from the site.

Ultimate Scenario: It is proposed that the ultimate site access will permit left-in and left-out movements only and a break in the median island formed by the duplication of Marshall Road will permit right-in movements for all vehicles.

Futureproofed Scenario: Vehicle access to the site is intended from Marshall Road to the south. However, the applicant is aware that consideration is being given to the potential for a secondary vehicle access point to the northern boundary, subject to the design and development of the broader precinct. Whilst this is expected to be investigated in the future, it does not form part of the current proposal

PEDESTRIAN AND CYCLIST ACCESS



Interim Site Access: Marshall Road between Beechboro Road North and Drumpellier Drive currently has limited development with direct frontage into the corridor, resulting in no formal footpath network on either the northern or southern side of the corridor.

A pedestrian and cyclist path is therefore not proposed for day 1 operation, due to the lack of supporting connectivity and infrastructure in the wider locality.

Ultimate Site Access: The completion of the Marshall Road duplication works is expected to include a footpath or Principal Shared Path (PSP) within the Marshall Road corridor.

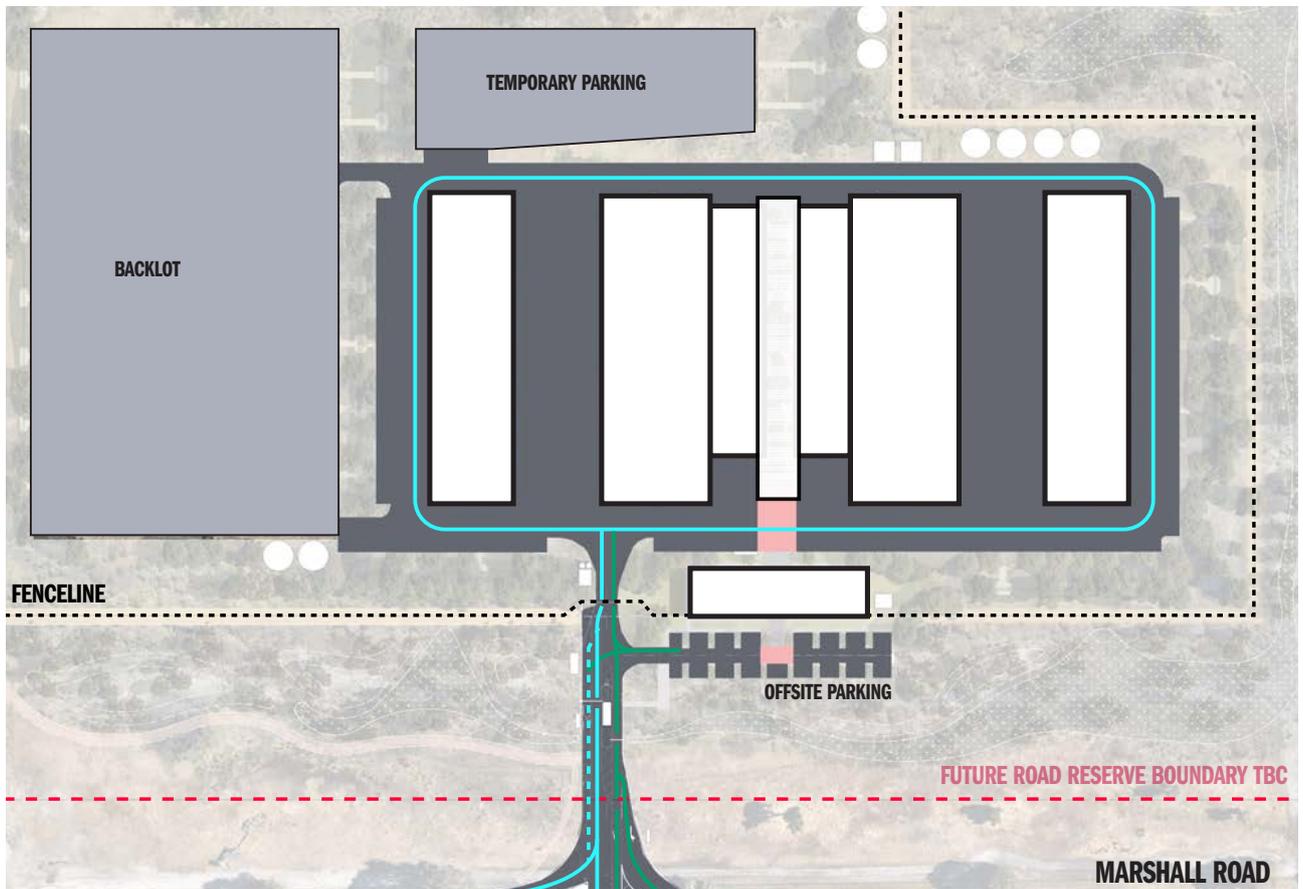
However this level of design of Marshall Road has not currently been completed by the City of Swan. Given the uncertainty in the design of the Marshall Road pedestrian and cyclist network, the project has not attempted to construct a pedestrian path network connecting to the local road network. However, delivering this connection may be revisited following completion of the Marshall Road works.

The internal configuration of the site has also considered an expansion of the internal 'landscape spine' to the northern fenceline, with the aim of achieving an internal north/south connection through the site. However, this connection will also only be explored following the development of the surrounding supporting precinct.

Futureproofed Scenario: In anticipation of the delivery of a more complete supporting road network to the north of the Screen Production Facility, the site layout has made spatial provision within the site for an expansion of the central landscape spine to the northern fenceline.

Subject to the supporting infrastructure network, this central link would enable pedestrians and cyclists to travel from the Malaga Station via Beechboro Road, into the site. Construction of this network is not recommended at this stage of the precinct's maturity due to the lack of development (and in turn, surveillance) along the corridor.

Figure 8 Service Vehicle Site Movements (source: Hassell)



4.4 CONSTRUCTION ACCESS STRATEGY

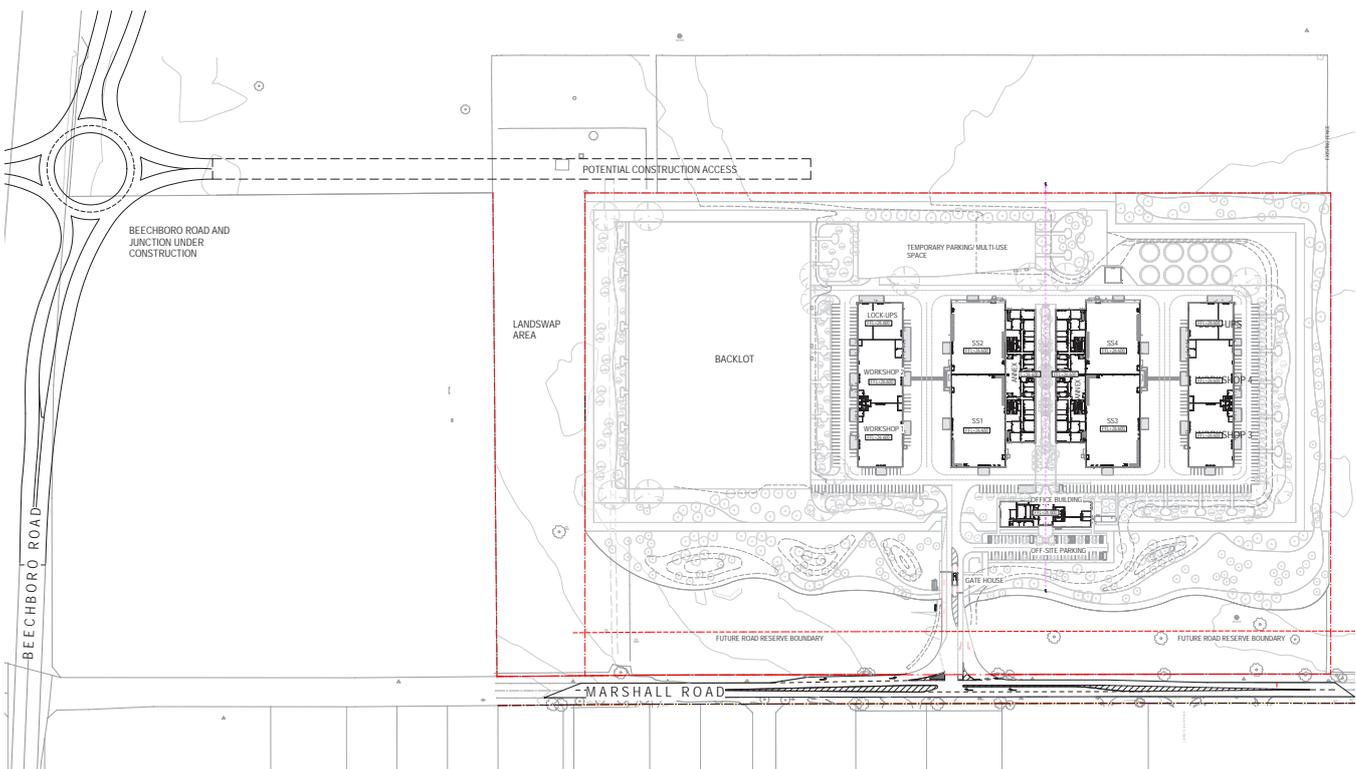
As the Screen Production Facility seeks direct access from Marshall Road, the site access strategy has also considered the coordination of the Screen Production Facility construction works with the commencement of the Marshall Road upgrades.

Table 6 and Figure 9 below provides an overview of this construction access strategy. These construction access measures will be further detailed as part of the construction management plan, which is expected to form a condition of development approval.

Table 6 Construction Access Strategy

SCENARIO	PROPOSED ACCESS SOLUTION
Primary Marshall Road Construction Access	<p>The Screen Production Facility construction works are expected to commence well in advance of the Marshall Road upgrades. As a result, the primary access point to the development during construction will be Marshall Road.</p> <p>Subject to timing of the Marshall Road upgrades, Home Fire also intends to utilise the future Marshall Road road reservation area during the construction of the Screen Production Facility. This approach will be further explored and coordinated with the City during preparation of the construction management plan, to ensure the Screen Production Facility and Marshall Road upgrades do no conflict</p>
Secondary Construction Access from Beechboro Road	<p>The access strategy has also considered a secondary site access point, for the event that the Marshall Road duplication works prevent or restrict access to the site. This secondary access point will be via an eastern extension from the Beechboro Road roundabout, connecting to the northern portion of the Screen Production Facility site.</p> <p>This is viewed as the most logical approach to delivering a secondary construction access point, as it is expected to align with the future Bennett Springs North precinct plan road alignment. This secondary access will be a temporary road only (likely crushed limestone or similar material only). A fully constructed kerbed and sealed road is not intended at this stage, as the future delivery of underground services for the wider precinct would require demolition of the road, resulting in redundant works.</p>

Figure 9 Service Vehicle Site Movements (source: Hassell)



5.0 DESIGN CONSIDERATIONS AND REVIEW

5.1 ARCHITECTURAL DESIGN STATEMENT



SITE CONTEXT

The proposed site is situated within the southern boundary of Whiteman Park. It is approximately 15km from the Perth CBD and about 13km from the Airport. The park offers a unique conservation reserve of nearly 4,000 hectares

of natural bushland, which provides a protected habitat for flora and fauna native to the area.

Whiteman Park is renowned for its natural beauty and environmental significance, in particular the protection of the Gngangara Water Mound, an important source of groundwater for the Perth metropolitan area potable water supply. The site itself has been used for agriculture and grazing cattle and has become degraded over the years.

Being situated adjacent to such a significant environment as Whiteman Park, the design drivers have been to revitalise this unique setting through the landscape design.

The area to the Northwest of the site is the where the new METRONET Malaga station is being built, which will provide a vital connection for local residents and business.

The Home Fire Screen Production Facility is a very important part of this urban revitalisation and is expected to be a catalyst in encouraging the growth of local screen and creative industries in Perth with worldwide reach as well as an early stimulus to the development of the Malaga precinct that will emerge around the station.



CULTURAL SIGNIFICANCE

The entire site is within the registered Aboriginal site 'Bennett Brook: in toto', associated with mythological value.

The wetlands were known to have been used for camping and a source of food and water for Aboriginal people. It is vitally important the

Traditional Owners are engaged in the next stage of detailed design documentation so the local Aboriginal stories and interpretation can be developed and incorporated, and further enhance the design. The design facilitates the interpretation to occur in many places and ways in both the architecture and landscaping work.

The architectural design takes broad inspiration from the proposed name for the facility - 'Home Fire', translated in Noongar dialect as "A (home) Karlark (fire)" – a place of gathering and storytelling.



SITE LAYOUT

The nature of a film production requires privacy due to IP and production confidentiality. Therefore, to achieve this the studio precinct has been set back from Marshall Road to provide a buffer for visual screening and acoustic attenuation. Landscaped mounds

help to screen the low-level sightlines into the precinct and will enhance acoustic attenuation when the duplication of Marshall Road takes place.

Flexibility is a key driver to the function of a Screen Production Facility. Each production will have a unique set of requirements and spatial needs. The design provides ample space for productions to utilise as required. Vehicle circulation has been kept to the perimeter of the sound stages, and the central landscape spine preserved for pedestrian and light electric mobility vehicles, such as scooters etc.

The layout of the stages, annex and workshops allow for two larger productions to run simultaneously, completely independent and private from each other. The layout also facilitates the use of the four stages for smaller productions. There is a large backlot provided for external filming opportunities, and a boneyard for multifunction use as required by productions.

The workshops are positioned parallel to the sound stages with the large doors opposite each other to provide ease of access and flow between the workshops and the stages, as well as to allow large props and sets to be wheeled in between quickly and easily. The wide hardstand in between the workshop and the stages can also be utilised as a flexible area for set down, material storage, external construction, or even outdoor filming. There is a secondary vehicle access route behind the workshop that facilitates this flexibility when in use.

The office building sits centrally at the entrance of the site and acts as a warm and welcoming arrival for guests and visitors. The entrance space provides a flexible area for gatherings, functions and events or has the potential as an engagement space for the public. It is clad in a warm timber to contrast the dark cladding and act as the focal point and beacon on the central landscape spine and axial link. The office houses the studio security and operations which handle the day-to-day management as well as a canteen or mess hall facilities for the production workers. Space for third-party tenants is also provided which encourages complementary businesses to co-locate alongside the film studio. The key feature of the office building is the inclusion of a screening room facility for productions to view daily cuts of films. When not in use by productions it can be utilised by the local WA screen industry and in combination with the entrance space, it can also host screenings, events and functions.

With flexibility and adaptability at the heart of the design, the site and its surrounds have ample opportunity to expand in the future and meet the growing and ever-changing demands of productions.



SUSTAINABILITY

Sustainability has been at the heart of the design development from the outset. The site sits within the poorly maintained Bennett Brook suite of wetlands. As such the strategy to reuse the wetlands has been a key driver in the landscape and architectural

response. The proposal sees the site being raised above the current water table, which is high on the site due to the proximity to the Gnangara mound. This mitigates the risk of flooding events and protects the studio from potential future global warming impacts and preserves the natural flow of the water table and wetlands into Bennett Brook.

The acoustic requirements of a sound stage naturally provide an enhanced thermal envelope which is highly insulated, especially through the roof build-up. Coupled with light reflective coloured roof sheeting the external thermal load of the stage is substantially reduced.

The site is generally flat and exposed to the elements and the provision of an externally shaded central landscape spine as the main circulation and connector between the annex building, stages, and the office, provides users with a comfortable and sheltered environment with which to circulate and gather.

The central landscape spine shades the annex building facade to reduce the thermal load and improve the comfort of the occupants along with the reduced ratio of glazing. Rainwater harvesting can be implemented for capturing the roof rain run-off and utilised in the irrigation of the revitalised landscape.



BRANDING

The internationally recognisable design of the studio will have a brand and signage strategy that has a scale and identity to take advantage of the blank canvas opportunity that massing of this scale provides. The branding included

in the current imagery within this report is indicative only and subject to further development in consultation with the State Government and other project stakeholders.

Filmmakers have consistently expressed a great desire to take advantage of Western Australia as a shooting location, yet no geographically consolidated film industry precinct exists in WA. The overarching design approach is to create a sense of place and an internationally recognisable Western Australian Creative Arts precinct.



MASSING/MATERIALITY

In response to the context and history of the site and surrounding agricultural uses, the design has utilised a low single storey element for the office and workshops, reminiscent of metal clad barns. The function of the sound stages

requires large spans and heights, which again echoes the silhouette of an agricultural barn. It provides a functional and robust architectural aesthetic.

In contrast to the white colour to much of the sound stage facade, the dark base helps to bring the studio to ground and connect into its local environment with the colour representing the charred embers from a camp fire where traditional stories were shared as developed from the Home Fire concept. The sound stages are clad in painted concrete panels which acts as the weather and acoustic line, but also forms a very robust skin which provides a buffer for the heavy use of trucks, equipment and sets being moved around the lots.



POST SETTLEMENT HERITAGE

The site sits within the boundary of Whiteman Park. Whiteman Park has historical value as a place of heritage and conservation of natural flora and fauna. Lew Whiteman was the custodian and responsible for establishment of the park and its principals.

The site sits on the fringe of the park itself but has little heritage significance, with no built structures and very little vegetation as it is reclaimed agricultural land.



VIEW CORRIDORS

The design intent has been to provide a street presence when viewed on the approach from Marshall Road, with the reintroduction of a native planted wetlands and landscaping and an opportunity for branding on the large sound stage facades.

Another key view that has been considered is the entry approach road the site. The office nestles into the landscape and creates a welcoming arrival experience for users and visitors.

5.2 LANDSCAPE DESIGN STATEMENT

Opportunities and challenges

The site is adjacent to the Whiteman Park conservation area encompasses a range of diverse habitats. Sands of the Swan Coastal Plain in the region support woodlands of marri, jarrah and banksia, extensive heathlands, melaleuca wetlands and unique ephemeral damp lands. The proposed site is currently cleared farmland with minimal ecological value, the landscape design intends to improve the amenity of this space through landscape planting and stormwater management.

Movement

Pedestrian Movement is concentrated along the "Landscape Central landscape spine" between. A spine for people to move easily between the Office Building and Annex Buildings. This includes a weather protected break out place for people to socialise, meet or retreat. Water collected from rooftops and stored in 6 x 340KL tanks will irrigate 100% of landscape in the central landscape spine and around the Office Building. There is an opportunity to paint the pavement in this zone to tell stories of the site and improve the wayfinding and safety for pedestrians.

A simple asphalt ground plane dominates the precinct and maximises flexibility for vehicle movement and parking. Access in and out of the facility is managed from Marshall Road.

Benchmarking

The landscape design includes areas which improve amenity and provide sheltered areas for users to meet, move and socialise. Benchmarking studies have identified exemplary precedents such as:

Optus Stadium Parkland, Perth: Improvement of degraded river foreshore and former golf course. This former rubbish tip and golf course site was transformed into an expansive native landscape. Thousands of native plants were introduced to the lake edge and perimeter conditions, creating swathes of interconnected green space and new habitat corridors.

Capping of contaminants, bio-filtering of surface water, and reduction in fertiliser use led to an improvement in micro-organisms. Roads and hard surfaces in the precinct utilise a series of bio retention swales. On site water treatment is recycled and used to irrigate new planting areas.

Ezone at the University of Western Australia: An central landscape spine between campus buildings provides a generous outdoor sheltered space. The sheltered space mitigates glare and heat for users establishing a microclimate appropriate to the Perth environment.

A primary pedestrian pathway integrates trees and understory planting from outside to inside. The central landscape spine provides opportunities for informal learning, events and interaction, it also has established a new Western Gateway for the campus.

Hard Landscaping and Strategy

The hard landscaping strategy aims to maximize site flexibility. Selections in the landscape also feature materials with low embodied carbon wherever possible. This includes locally manufactured pavers made from recycled aggregate, recycled plastic tree stakes and recycled road base for the backlot and boneyard areas.

Soft Landscaping Strategy

The new soft landscaping character aims to reveal and re-create the pre-agricultural landscape condition. All new trees and plants will be native to the South West Australian bioregion. Water collected from rooftops of buildings and stored in 6 x 340KL tanks will irrigate 100% of landscape in the breezeway and around the office building. A system of biofiltration basins treat onsite storm water from hardstand, establish an attractive setting for the buildings and regenerate biodiversity. Beyond the secure perimeter of the precinct the landscape will act as a sponge for 1:100 year stormwater and protect main assets against flooding. Vegetation mounding will also provide visual screening and an attractive approach for visitors.

Furniture and Fixtures

External furniture and fixture selections aim to provide comfort through seating, shade, wayfinding, legibility, and safety in the share space environments. The design leverages the agricultural character and materials on site, such as rough sawn timbers, painted or galvanized steel and concrete. These will endure robust use and enable maximum flexibility for users.

5.3 WATER MANAGEMENT STRATEGY

As the subject site's natural ground level is in close proximity to the maximum groundwater level, the management of stormwater within the site has been a key consideration for the site. This has required the co-ordination of the civil and landscape solution to ensure the final building is appropriately elevated to mitigate the risk of flooding, whilst minimising the disruption to the environment and quantity of imported fill.

This coordinated approach is best summarised in **Table 7** and **Figure 10** below, and the associated Stormwater Management Plan is provided at **Appendix E** of this report.

Figure 10 Water Management Strategy (source: Hassell)

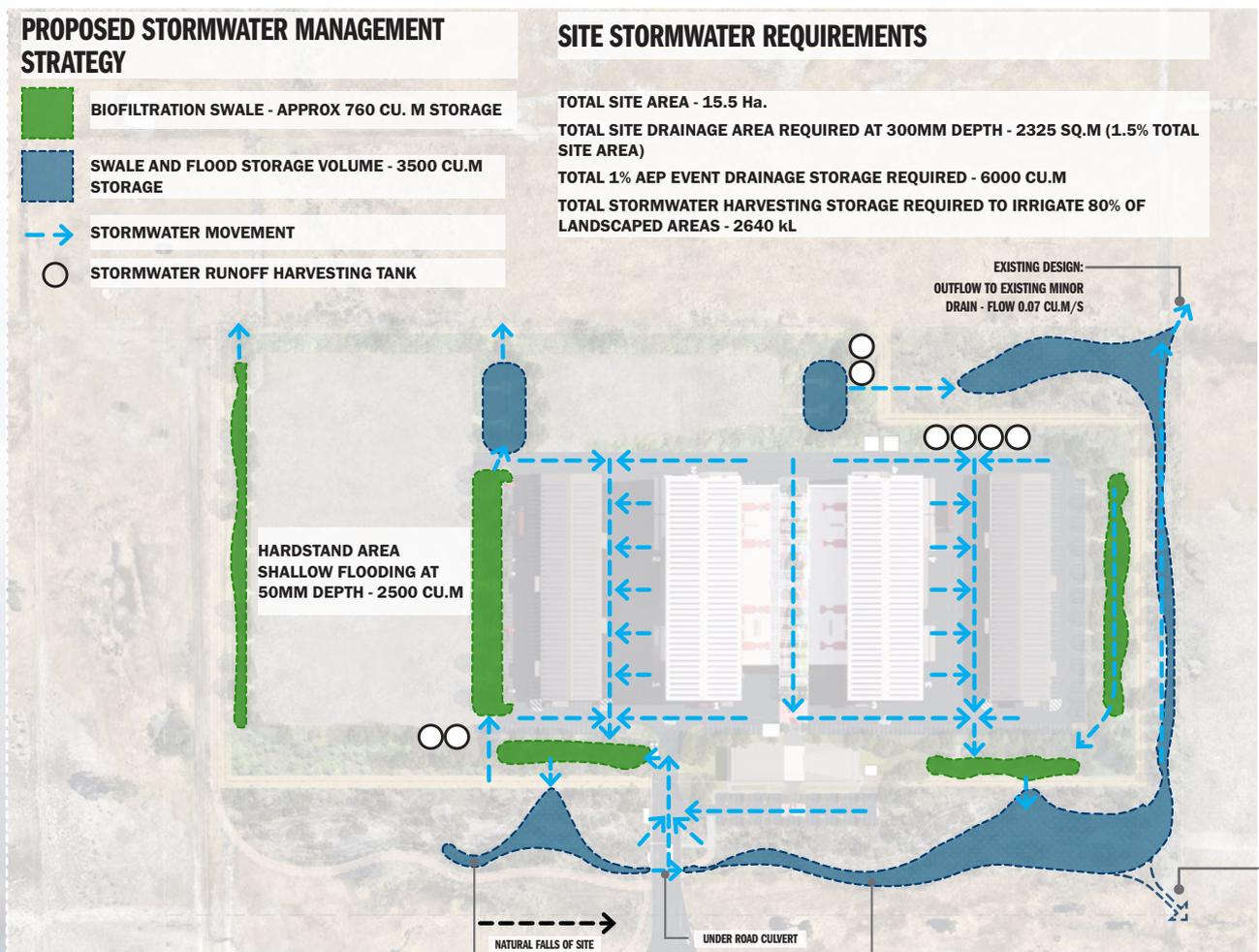


Table 7 Summary of Water Management Strategy

ITEM	SUMMARY
 <p data-bbox="183 633 395 658">Groundwater Levels</p>	<p data-bbox="445 459 1382 551">Based on the most recent data available to the Home Fire project team, the average annual maximum groundwater level ranges from 26.5m AHD to 23.0m AHD, with the maximum groundwater approximately 0.4m higher.</p> <p data-bbox="445 562 1382 658">This results in the groundwater being in proximity to the natural land surface, and subject to inundation. This proximity to natural surface remains a key consideration for the project site infrastructure, stormwater management areas, and minimising fill importation.</p>
 <p data-bbox="228 896 351 927">Stormwater</p>	<p data-bbox="445 736 1350 797">Based on achieving an indicative depth of 0.3m for biofilters, a total area of 2,525 sq.m is estimated to be required to treat runoff from hardstand areas (1.5% total site area).</p> <p data-bbox="445 808 1422 902">Based on a total 7.1 ha roof/hardstand and allowable discharge rate 76 l/s (4 l/s/ha), a volume of approximately 6,000m³ will be required within the site for management of the 1% AEP event will be required.</p>
 <p data-bbox="183 1232 395 1261">Civil Considerations</p>	<p data-bbox="445 974 1406 1034">Compacted fill is intended to be placed across the site at a level to provide building platforms thereby securing the built form against inundation in large storm events.</p> <p data-bbox="445 1046 1406 1196">First flush storm events containing contaminants and nutrients are designed to be treated in bio-swales which ultimately infiltrate to the existing groundwater table. Large scale storm events are directed from these first flush swales to shallow swales located to the south and east of the proposed building location. These swales provide retention in combination with the restricted discharge of flows away from the site.</p> <p data-bbox="445 1207 1406 1330">Several configurations were tested with a view to developing a sustainable approach for the site that minimised disruption to the existing environment, whilst also minimising the quantum of imported fill required. The final design, as presented to the SDRP, is the preferred layout, as this has found to reduce the amount of imported fill by 30%.</p>
 <p data-bbox="215 1657 368 1711">Landscape Considerations</p>	<p data-bbox="445 1384 1406 1444">Water collected from rooftops of buildings and stored in tanks will irrigate 100% of landscape in the central landscape spine and around the office building.</p> <p data-bbox="445 1456 1422 1579">A system of biofiltration basins treat onsite storm water from hardstand, establish an attractive setting for the buildings and landscape. Beyond the secure perimeter of the precinct, the landscape will act as a sponge for 1:100-year stormwater and protect main assets against flooding.</p> <p data-bbox="445 1590 1406 1740">Vegetation mounding will also provide visual screening and an attractive approach for visitors. The 1 year / 1-hour biofiltration swales incorporate systems with appropriate soils and vegetation to treat stormwater and return it to local natural systems, with best practice Water Sensitive Urban Design (WSUD) principles being implemented as recommended by the Department of Water via soils with filter media that will remove sediment and heavy metals.</p> <p data-bbox="445 1751 1406 1906">Vegetation selections are proven to strip nutrients (eg <i>Ficinia nodosa</i>) and the landscape design is specified with 200-500L trees and 140mm pots at 4-6 plants per sq.m. For the extreme 1 in 100year events, this system will be further supported by shallow swales (300-500m excavation) to the south of the site adjacent Marshall Road. Swales will be planted with a similar selection of native revegetation species that can tolerate inundation.</p>

5.4 PUBLIC ART

The project has identified the importance of the Screen Production Facility to the WA Screen Industry and Creative Industries at large, as it will be a key site of storytelling, artistic and cultural production. An initial site review has identified potential locations for the installation of artwork within the site, as per **Figure 11** and **Table 8** below. The intent is to further explore these ideas and develop public artwork themes at the detailed design stage, following commission of an artists to deliver the works.

Figure 11 Public Art Opportunities Plan (source: Hassell)



Table 8 Summary of Public Art Opportunities

PUBLIC ART OPPORTUNITY	SUMMARY OF OPPORTUNITIES
<p>OPPORTUNITY 1 Integrated patterns and designs within paving areas of the landscape spine.</p>	<ul style="list-style-type: none"> ▪ Large area of ground plane stretching from office building through the central landscape spine/central walkway area ▪ Opportunity to tell the Whadjuk story of the site and 'Karlak' theme through integrated patterning, design and text ▪ Large area allows opportunity for lines and shapes representing the wetlands ▪ Etched, inlayed, or sandblasted integrated artworks
<p>OPPORTUNITY 2 Digital projections on building facades fronting Marshall Road</p>	<ul style="list-style-type: none"> ▪ Digital projection artworks projected onto the two large building facades facing Marshall Road ▪ Opportunity to project a range of digital artworks from multiple artists, including artworks referencing the Whadjuk significance of the site and theme, and artworks referencing the WA film industry and storytelling ▪ Opportunity to update the projected artwork annually/as desired ▪ Potential to use the same digital projections in the Malaga Station Precinct to create connection
<p>OPPORTUNITY 3 Sculpture at Entrance Area</p>	<ul style="list-style-type: none"> ▪ Large-scale sculpture or series of small-medium scale sculptures installed in front car park/landscaped entry area ▪ Opportunity to create a statement entry artwork for visitors to the studio, foregrounding the SPF with reference to the Whadjuk cultural significance of the site and/or local storytelling ▪ Opportunity to have sculptures with lighting elements for night-time presence
<p>OPPORTUNITY 4 Digital Screen at Office Building Lobby</p>	<ul style="list-style-type: none"> ▪ Large digital screens in the entrance lobby of the SPF (office building) showing digital artwork ▪ Opportunity to project a range of digital artworks from multiple artists, including artworks referencing the Whadjuk significance of the site and theme, and artworks referencing the WA film industry and storytelling ▪ Opportunity to update the digital artwork annually/as desired, and incorporate productions filmed at the SPF ▪ Potential to use the same digital projections in the Malaga Station Precinct to create connection
<p>OPPORTUNITY 5 Suspended Sculptural Artwork</p>	<ul style="list-style-type: none"> ▪ Suspended sculptural work to hang from the ceiling in the lobby of the office building, or from the central landscape spine ▪ Sculptural work referencing the Whadjuk significance of the site and storytelling, and/or the WA film/storytelling legacy ▪ Opportunity to create an engaging statement artwork with high visibility for SPF users and visitors

5.5 DESIGN REVIEW AND 10 DESIGN PRINCIPLES ASSESSMENT

To inform the design evolution of the proposal, the Screen Production Facility was presented to the State Design Review Panel (SDRP) on the 31 January 2023. Overall, the SDRP acknowledged the functional requirements for the Screen Production Facility, including noting a number of positive aspects of the proposal, and concluded that a follow up review of the project was not required.

A number of design development recommendations were provided to inform the finalisation of the proposal. A summary of these recommendations and an explanation of how the design has responded through the design is provided in **Table 9** below.

A further review session was then undertaken with the Government Architect on Monday 27 February, to confirm the design changes effectively captured and responded to the comments received. The feedback received during this session supported the progression of the project, as identified in the Office of Government File Note at **Appendix D**.

Table 9 Summary of SDRP Comments and Response

SUMMARY OF SDRP COMMENT	DESIGN RESPONSE
<p>Develop a green frame (landscape edge) for the site that will assist with visual amenity, privacy, noise amelioration and curate important views of the buildings.</p> <p>Respond to the surrounding context, including interface with future land uses to the west and north. Investigate and confirm the location and size of the backlot and the boneyard, given the intended future uses on adjacent land to the north and west.</p>	<p>As a direct response to the SDRP comments, the design has been amended to provide a green frame along the western and northern boundaries of the site. The intention of the green frame is to provide a larger setback to potential future development adjacent to uses such as the Backlot and Boneyard, with additional landscaping and planting within those increased setback zones providing further softening and screening along that interface.</p>
<p>Consider future connections from the north of the site and possible provision of a northern entry point.</p>	<p>The vehicle access strategy has evolved to consider the interim, ultimate and futureproofed access arrangements, while continuing to balance to operational requirements of a Screen Production Facility.</p> <p>The specifics of this are detailed within Section 4.3 of this report. In addressing the SDRP comments relating to the future provision of pedestrian access to the north, providing connectivity to the broader precinct, the design has been amended and futureproofed to allow for an extension of the central landscaped spine thorough to the northern boundary. This pedestrian connection can be delivered in the future as the development of the broader precinct evolves.</p>
<p>Celebrate the built form through improved design, given its visibility and the significance of the project to the State</p>	<p>The uniqueness and landmark status of the building will continue to evolve as the project progresses. In this respect, the greatest opportunity to create a landmark building is to further explore the materials, finish treatments for public art on the building facades.</p>

Figure 12 Illustrative Render of the Site, as viewed from Marshall Road (source: Hassell)



5.5.1 CONTEXT AND CHARACTER

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The historical use of the site for agricultural activities has informed the architectural design response. This is best represented in the design form and materials palette selected for the entry office building, which forms the entry structure for the studio precinct. This building uses the combination of standing seam panels with warm timber reveals and vertical louvers to draw references to pay respect to this agricultural history. This is best represented in **Figure 14** below.

The project areas location within Whiteman Park and adjacent to the new Malaga Station have been two key items driving the contextual landscape design response within peripheral landscape areas.

5.5.2 LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

The integration of landscape with the buildings is best demonstrated through the central landscaped spine. This central spine provides a pedestrian and light mobility only environment which connects the buildings annex and sound stage spaces, allowing people to move easily between the buildings. The concentration of people in this space also creates activity and buzz in this central area.

By incorporating tree canopies into the design of this area alongside the buildings, a pleasant micro-environment is established. This environment provides shade and protection from the elements, making the space conducive to use at all times throughout the day.

5.5.3 BUILT FORM AND SCALE

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

In response to the context and history of the site and surrounding agricultural uses, the office and workshop design is reminiscent of metal clad agricultural structures.

This agricultural theme is easily transferred to the Screen Production Facility, which requires structures with large span and height with robust materials. In contrast to the white colour to much of the sound stage facade, the dark base helps to ground the studio in its local environment with the colour representing the Home Fire concept of the charred embers from a camp fire where traditional stories were shared.

5.5.4 FUNCTIONALITY AND BUILD QUALITY

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

The following design comments demonstrate the delivery of functionality and build quality:

- The Screen Production Facility is informed by extensive benchmarking and expert industry input.
- The extent of open flexible space, hard stand and landscaping provides maximum flexibility for productions.
- The sound stages are clad in concrete panels which acts as the weather and acoustic line, but also forms a very robust skin which provides a buffer for the heavy use of trucks, equipment and sets being moved around the lots.

Figure 13 Integration of Landscape and Building in the Landscape Spine



- With flexibility and adaptability at the heart of the design, the site and its surrounds allow for strategic planning and future expansion options. Including the northern interface with future developments.
- The layout of the stages, annex and workshops allow multiple productions to run simultaneously using different facility amenities and configurations.

5.5.5 SUSTAINABILITY

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

The following design comments demonstrate the delivery of sustainability outcomes:

- Water collected from rooftops of buildings and stored on-site in a series of tanks for irrigation supply.
- A system of biofiltration basins treat on-site storm water and establish an attractive setting for the buildings.
- Landscape areas beyond site fence provides effective holding and absorption for 1:100 year storm events and protects the site against flooding.
- The landscape design proposes the use of locally manufactured pavers made from recycled aggregate, recycled plastic tree stakes and recycled road base for the backlot and boneyard areas.
- Opportunity to provide solar PV is currently being explored.

A key component of the sustainability response is the management, capture and reuse of water within the site. This is further detailed in **Section 5.3** of this report.

Figure 14 Illustrative Render of Landscape Spine



5.5.6 AMENITY

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

The following design comments demonstrate the delivery of amenity outcomes:

- The area facing Marshall Road provides an enhanced visual amenity to the local area. It also provides a welcoming landscaped entry experience for studio users.
- The pedestrian spine provides a sheltered external environment for productions to utilise.
- The site is flexible to accommodate multiple uses in various locations to cater for productions needs; backlot, temporary parking, flexible space etc.

5.5.7 LEGIBILITY

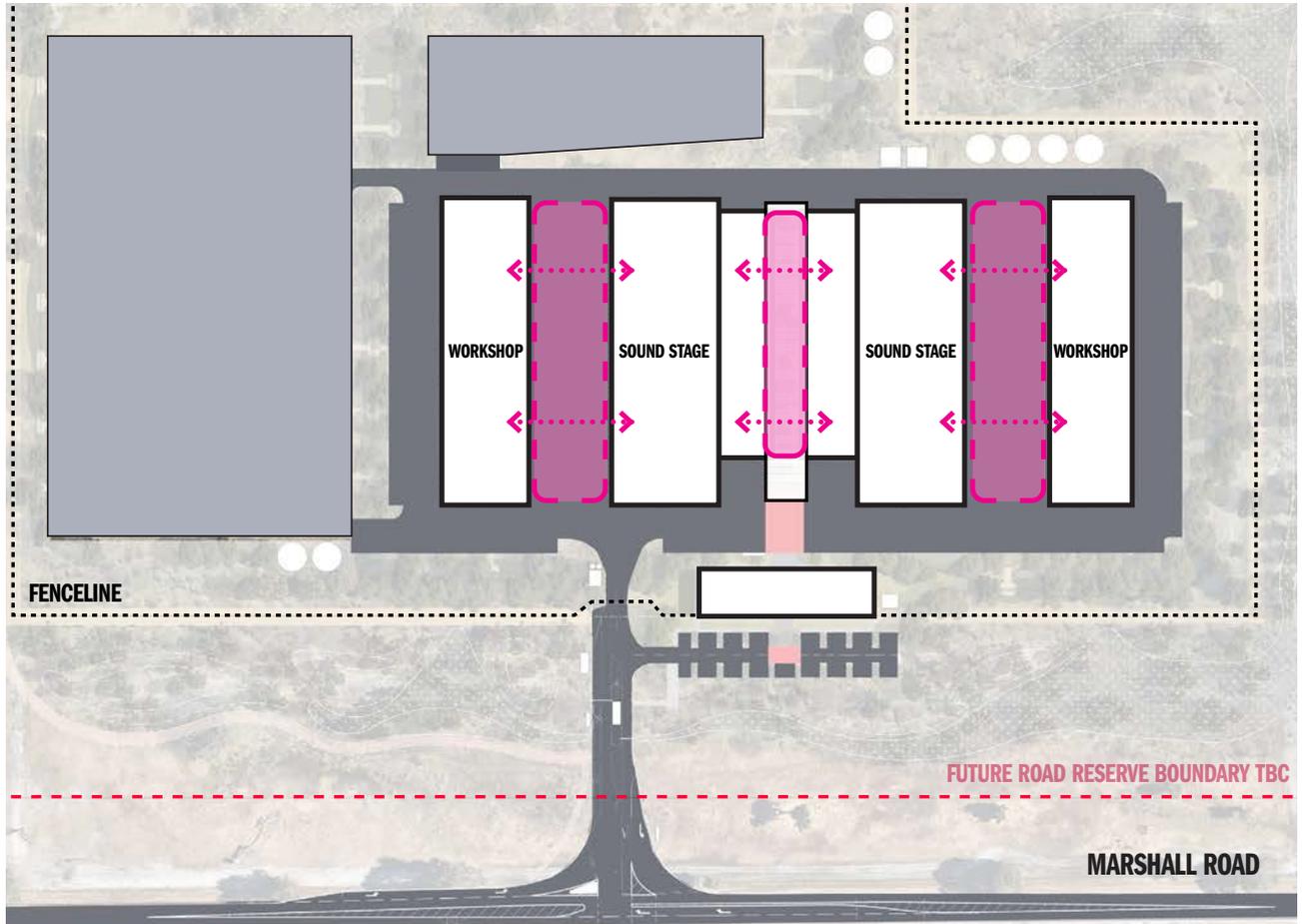
Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

The site's configuration facilitates direct and legible east/west movements between the central landscape spine, annex buildings, sound stage and the associated workshops. This is best summarised in **Figure 15 and 16** below. The landscape spine discussed in detail in earlier sections also forms an important linkage through the site, forming a direct and legible north/south movement path through the site.

Figure 16 Co-location of Sound Stages and Annex Buildings (source: Hassell)



Figure 15 Summary of key movements through site (source: Hassell)





5.5.8 SAFETY

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

- The following key measures have been implemented to maximise safety outcomes through the site.
- Pedestrian and vehicle areas are delineated through materiality for safe movement across the site.
- The pedestrian spine provides safe space for pedestrians to move around separately from the large trucks.
- The SPF main site is secured behind a fence around the perimeter with a security gate house and cctv monitoring.
- Lighting is provided around the site at a reduced level when productions are not in use.

5.5.9 COMMUNITY

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

The Screen Production Facility project provides an opportunity to grow and develop the existing Western Australian screen industry and to attract domestic and international screen productions to the State.

This provides a direct contribution to community through the ability to support the creative industries in Western Australia, diversify the economy with the attraction of projects to the State, and increase the opportunity to represent WA culture and places through film and screen productions.

The existing site is also a degraded paddock, historically used for agricultural purposes, with very little environmental value.

The delivery of the Screen Production Facility will include extensive landscaping and restoration of vegetation, which sets the precedent for future development within the broader precinct, providing great benefit to future community users.

5.5.10 AESTHETICS

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

As detailed in earlier responses, the aesthetics of the buildings is maintained through the following measures:

- Responding to the site context and history the structures echo the silhouette of agricultural and rural structures.
- The front office internal space is clad in a warm timber to contrast the dark cladding and act as the focal point and beacon on the pedestrian axial link.
- Landscaped mounds help to screen the low-level sightlines into the precinct and will enhance acoustic screening when the expansion of Marshall Road takes place.

6.0 SPECIALIST TECHNICAL INPUTS

6.1 TRANSPORT IMPACT ASSESSMENT

Flyt has prepared a Transport Impact Assessment which is included at **Appendix F** of this report. This report considers the functionality of the Screen Production Facility layout, including car parking, truck movements and integration with the existing road network.

Key findings are reported in the following sections.

6.1.1 VEHICLE ACCESS ARRANGEMENTS

The vehicle site access arrangements which have been assessed in the TIA are summarised as follows:

Interim Site Access: It is proposed that an interim site access would be required if the Screen Production Facility was to operate prior to the duplication of Marshall Road – the interim site access will be formed by localised road widening to permit left-in and left-out movements and a break in a new median island will permit right-in and right-out (light vehicles only, with all 19m semi-trailer movements restricted to turn left out from the site).

Ultimate Site Access: It is proposed that the ultimate site access will permit left-in and left-out movements only and a break in the median island formed by the duplication of Marshall Road will permit right-in movements. This arrangement is presented in **Figure 17** below.

This approach is consistent with the site access strategy summarised at **Section 4.3** of this report.



6.1.2 VEHICLE MOVEMENTS AND PARKING

The largest vehicle accessing the site will be a 19m semi-trailer. This size vehicle is permitted to travel on Marshall Road, and there is adequate road frontage and space within the site to accommodate the swept path movement of this vehicle.

Vehicle parking supporting the development is summarised as follows:

- 289 'on site' bays distributed across the site (including 5 EV charging bays), distributed as follows:
 - 70 car parking bays for each of the two eastern studios (140 bays in total)
 - 70 car parking bays for each of the two western studios (140 bays in total)
 - 9 staff car parking bays for permanent on-site Screen Production Facility staff and security staff (including 2 universal access bays)
- Truck parking/set down areas will be located adjacent to the four studios along the two wide north-south operational/back of house areas between the sound stages and workshops; and
- 47 visitor parking bays, located outside the security fence of the site.

As demonstrated in the concept screen production facility layout, adequate space is available on site to accommodate the quantity of parking for the screen production facility operation.

Given the unique nature of the screen production facility, various screen production studios projects have been analysed to inform the assessment of vehicle movement and parking patterns for the proposed screen production facility.

Overall, the TIA demonstrates that any future development is supported by a functional road network with sufficient capacity, and there is sufficient land within the site to accommodate the vehicle spatial requirements. Transport conditions therefore support the reclassification of the site.



Figure 17 Proposed Interim Site Access Arrangements (source: Hassell)

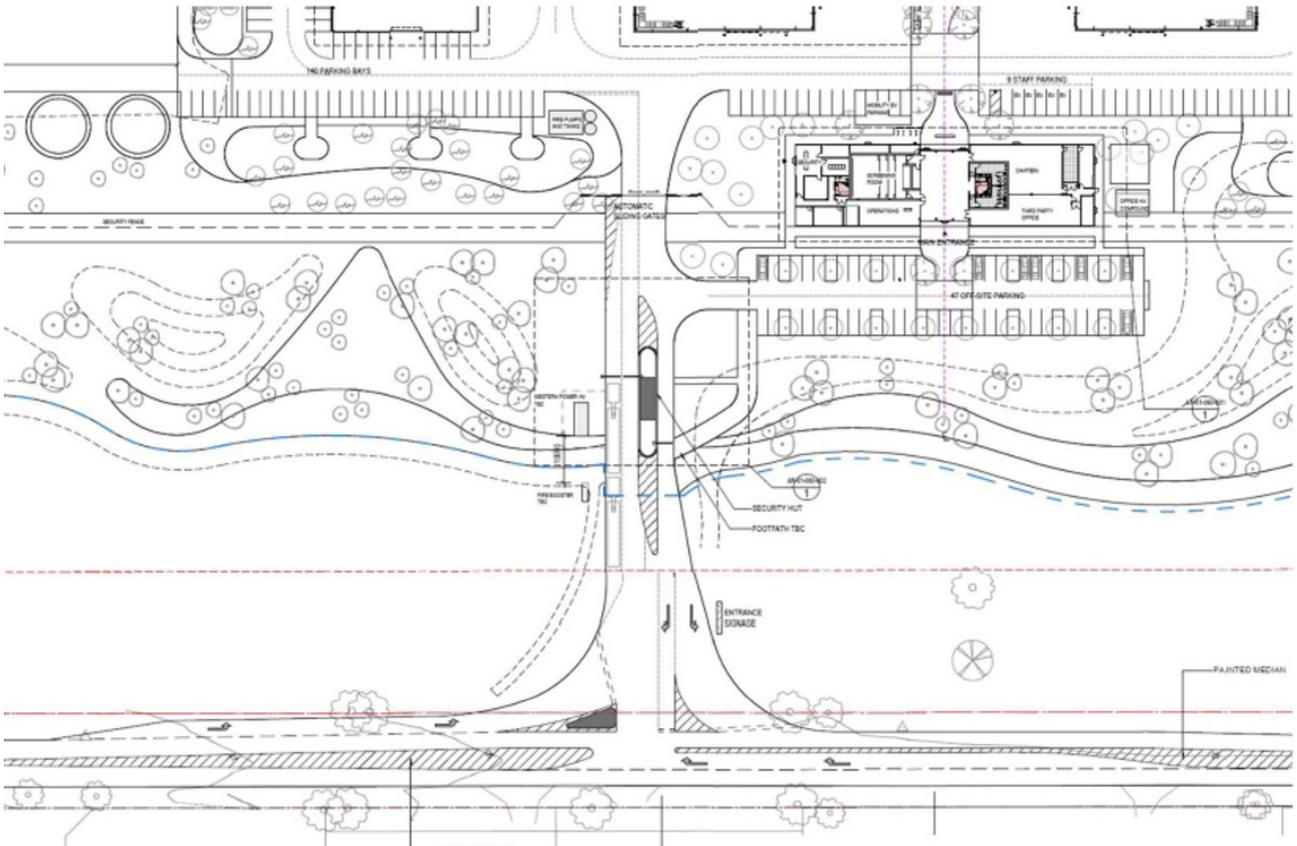
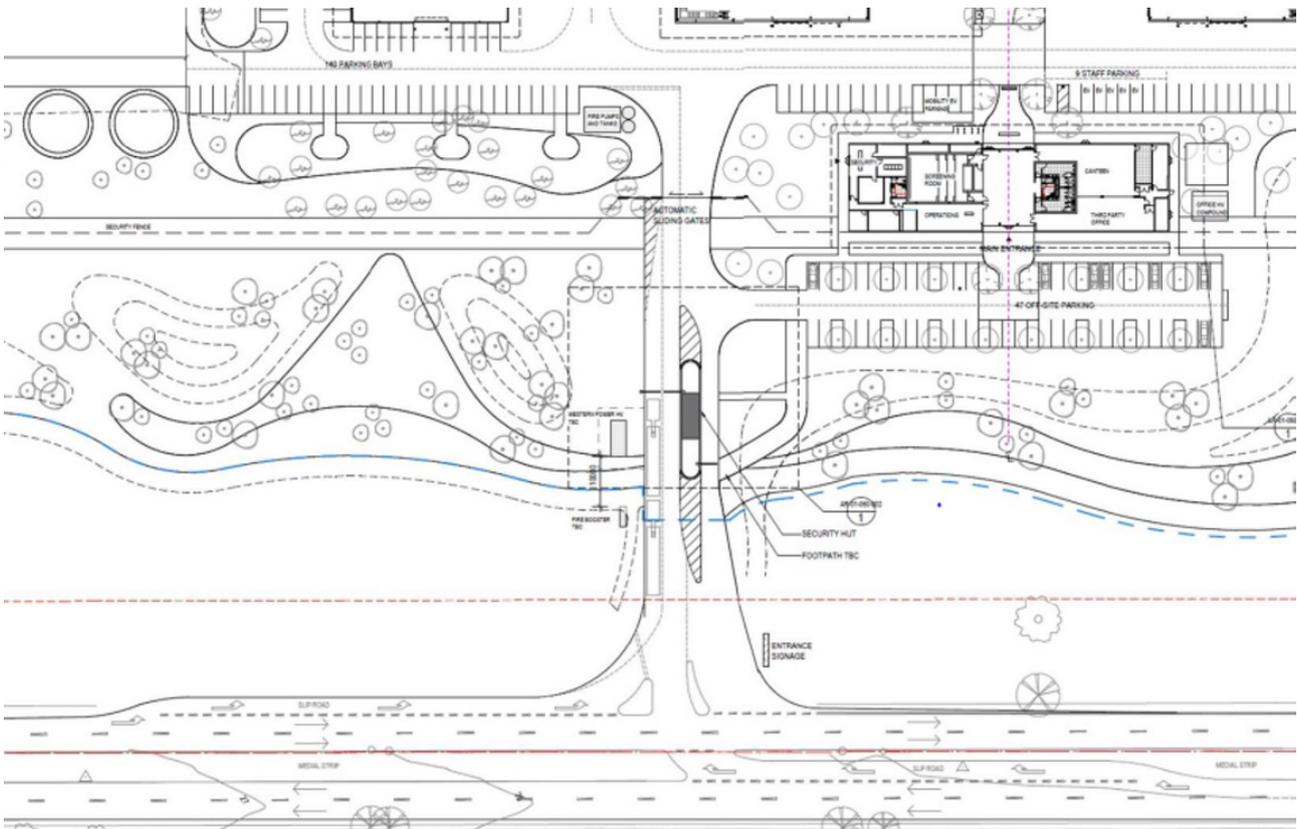


Figure 18 Proposed Ultimate Site Access Arrangements (source: Hassell)



6.2 BUSHFIRE MANAGEMENT

Whilst the building envelope is not located within the bushfire prone areas identified within the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone areas, the intent to landscape a large portion of the subject site with native vegetation has the potential to introduce a bushfire risk to the site. As a result, a Bushfire Management Plan (BMP) has been prepared by Strategen JBS&G to support the development application (refer **Appendix G**).

Key findings of the BMP are as follows:

- A Bushfire Attack Level (BAL) rating of BAL-29 or less has been achieved for all proposed habitable development, achieving compliance with the Bushfire Guidelines.
- Compliant, two-way public road access is available for the site via frontage to Marshall Road, which provides public access in two different directions to at least two different suitable destinations. Internal site access will be via a compliant private driveway network connecting to Marshall Road.
- The proposed landscaping of the site within the drainage areas will result in small, isolated cell of scrub and grassland planting with less than 10% canopy cover. These areas therefore do not present unmanageable bushfire hazard, and sufficient clearance from the habitable buildings is still achieved.
- A 45m plus buffer between the project area and potential fire runs will be delivered following the construction of the Morley Ellenbrook Line track alignment to the north. As a result, the project area is well buffered from any bushfire risk occurring within Whiteman Park.
- 3m wide firebreak access will be provided adjacent to the proposed perimeter fence (both internal and external), which will link with the private driveway network to provide improved emergency access provisions at the interface with drainage revegetation and proposed assets.
- The existing reticulated water supply and street hydrant network along Marshall Road provides compliant emergency firefighting water supply for the site. This will be supplemented by suitable on-site fire water capability in accordance with DFES Built Environment Branch standards.
- Proposed buildings are expected to be a combination of Class 5 and 8. Buildings will be constructed to comply with the BAL Standards of AS3959 as they apply to these classifications of buildings.

6.3 ACOUSTIC TREATMENT

The Acoustic Report prepared by Marshall Day (**Appendix H**) provides a holistic review the noise generation and acoustic sensitivity of the development. The intent behind this approach is to ensure the development is appropriately protected from any external noise sources, but also that the operation of the site is not restricted by nearby noise sensitive development. The report concludes that the Screen Production Facility is capable of meeting the relevant noise standards.

In order to demonstrate a robust assessment, the acoustic report has also considered potential future surrounding noise sources, most notably being the Morley Ellenbrook Line, and potential future urban development north of the site (at a high level only).

In terms of noise generated by the development, the acoustic report has modelled external mechanical services, noise from workshops and studios, and vehicle noise.

All modelling indicates that the acceptable noise levels can be achieved at nearby receivers during all time periods, subject to the recommended acoustic treatments and reasonable mitigation measures (such as closing workshop roller doors).

The report concludes with a series of possible acoustic treatment solutions to be incorporated in detailed design and documentation of the development.

Ultimately the results of the acoustic reporting indicate that noise generated from the site is not likely to impact surrounding noise sensitive land uses, and as a result limitations on operating hours should not required for the development.

6.4 WASTE MANAGEMENT

The Waste Management Plan (WMP) prepared by Encycle (**Appendix I**) provides an overview of the expected waste generation rates, storage and collection operations for the Screen Production Facility. Given the unique nature of the Screen Production Facility, an industry expert was consulted to better understand the quantity of waste likely to be generated by operations. Key outcomes of the WMP are summarised as follows:

- The administrative building will have one dedicated bin store. Standard WALGA waste generation rates have been assumed for this administrative building.
- A dedicated bin store is provided within each workshop (4 in total) for sound stage and workshop waste (4 in total). Given the variable nature of waste generation based on production schedules, the intent is to also enable 240L bins to be distributed throughout the site as required, to enable ease of transfer to the bin store.

Regular scheduled storage and collection services will be provided for general waste, commingled recycling, cardboard recycling and organic waste, with all other waste streams being collected as required. Bulk bins will also be delivered to site as required to accommodate waste associated within disassembling props etc.

The specific bin requirements for each component of the development are summarised in **Table 10** below, which have been accommodated throughout the development. Waste will be collected by a private contractor, utilising a 19m service vehicle accessing the site from Marshall Road.

Ultimately, in the event that additional bins are required, or there are additional waste collection requirements for a specific screen operator, the site has substantial land capacity to accommodate bin storage on site.



Table 10 Bin Requirements

AREA	BIN REQUIREMENTS
Administration Building	<ul style="list-style-type: none"> • General Waste: 3 x 1100L bins, collected twice weekly • Commingled Recycling: 1 x 1100L bin, collected twice weekly • Paper Recycling: 1 x 240L bin, collected as required • Cardboard Recycling: 1 x 1100L bin, collected twice weekly • CDS Recycling: 4 x 240L bins, collected as required • Polystyrene Recycling: 1 x 660L bin, collected as required • Soft Plastics Recycling: 1 x 660L bin, collected as required • Organic Waste: 6 x 120L bins, collected twice weekly • Total: 5 x 1100L bins, 5 x 240L bins, 2 x 660L bins and 6 x 120L bins
Workshop Bin Store	<ul style="list-style-type: none"> • General Waste: 1 x 660L bin, collected twice weekly • Commingled Recycling: 1 x 240L bin, collected weekly • Cardboard Recycling: 1 x 1100L bin, collected as required • Polystyrene Recycling: 1 x 1100L bin, collected as required • Soft Plastics Recycling: 1 x 660L bin, collected as required • Total: 2 x 1100L bins, 2 x 660L bins and 1 x 240L bin
Sound Stages	<ul style="list-style-type: none"> • General Waste: 12 x 240L bins, collected twice weekly • Commingled Recycling: 12 x 240L bins, collected weekly • Total: 24 x 240L bins

6.5 SITE SERVICING

As the project area is currently largely un-serviced, an Engineering Planning Report provided at **Appendix J** of this report has been prepared by BG&E to demonstrate suitable engineering conditions and sufficient servicing networks are available to support the development. Key findings of this report are summarised in the following table.



Table 11 Summary of Engineering Considerations

ITEM	SUMMARY
Sewer Reticulation	A private pump station supported by a new 150 dia gravity sewer will discharge sewer into the local network. This sewer system will ultimately discharge to the sewer network servicing the subdivision to the south.
Water Reticulation	A 150mm dia main will require construction in the southern verge of Marshall Road from an existing 150 dia main at the corner of Beechbro Road North and Marshall Road extending east to an existing main in Silver Swan Road.
Electrical Supply	As the site is currently not serviced by power, establishing a new connection will require trenching along Marshall Road and a new high voltage supply from Western Power zone substations. The WP service will terminate at a newly constructed WP intake substation at the entry of the site.
Communications	There is currently no NBN infrastructure along Marshall Road and will require utility infrastructure works for NBN connection to site. The NBN service will terminate in the main comms room located in the Office building.

7.0 ENVIRONMENTAL SUMMARY

The project as a whole has been supported by in-depth environmental analysis and reporting. Overall, this analysis has demonstrated that there are no substantial environmental barriers to development of the site. The outcomes of this reporting are presented in **Table 12** below.

Table 12 Summary of Environmental Conditions

ENVIRONMENTAL ITEM	SUMMARY
Acid Sulphate Soils (ASS)	Department of Water and Environmental Regulation (DWER) ASS risk mapping identified portions of the site as having a 'moderate to low risk' of ASS occurring within 3 m of the natural soil surface. As a result, it is expected that further site soil analysis will be required prior to major earthworks occurring on site, particularly if deep excavation is required. This is expected to be reflected in a condition of development approval.
Groundwater	Groundwater is likely to be at the surface during winter periods across large parts of the site, and within 3 m of the surface throughout the year. This has been addressed as part of the site stormwater strategy, summarised at Section 5.3 of this report.
Public Drinking Water Source Area	The Site does not lie within a Public Drinking Water Source Area;



Table 12 Summary of Environmental Conditions (cont'd)

ENVIRONMENTAL ITEM	SUMMARY
Surface Water	<p>There are no mapped watercourse across the site.</p> <p>The site is within the Swan-Avon – Lower Swan regional catchment and the western sub-catchment cover area. The western sub-catchment features generally flat ground with undefined flow paths and some artificial drains extending to Bennett Brook.</p> <p>There are two surface dams located in the southwest corner of the site. The primary use for these dams appears to be as watering holes for cattle.</p>
Wetlands	<p>DBCA geomorphic wetlands database indicates that the entire site comprises a portion of a larger Resource Enhancement Wetland (REW). There are no Ramsar listed wetlands occurring within 1 km of the site.</p> <p>A separate proposal seeking to reclassify this wetland to a 'multiple use' wetland is being progressed with DWER. This reclassification is expected to be approved prior to issue of development approval on the site.</p>
Preliminary Site Assessment	<p>A site inspection was undertaken in March 2022. Findings indicated the site has been previously cleared with no native vegetation communities remaining, though degraded patches of rushes and isolated paddock trees remain throughout.</p>
Conservation Significant Flora	<p>No conservation significant flora were identified by the preliminary site assessment completed in March 2022. The degraded condition of the site also means that it is highly unlikely that the site provides habitat for conservation significant flora.</p>
Threatened and Priority Ecological Communities	<p>Several conservation significant ecological communities occur near the site, however none have been identified within the site. No Banksia were identified within the survey area.</p> <p>Given that the site contains no intact vegetation communities, there are no Threatened or Priority Ecological Communities present within the Survey Area.</p>
Weeds	<p>Most of the Survey Area was dominated by pasture weeds.</p>
Fauna	<p>Given the highly degraded nature of the site and historical use for agricultural purposes it is considered highly unlikely that the site holds habitat values for threatened or priority fauna species.</p>
Potential Black Cockatoo Habitat Value	<p>Site assessment completed in March 2020 noted the site contained only one known native forage species, <i>Corymbia calophylla</i> (marri) and this was present at very low densities. No evidence of Black Cockatoo foraging, such as marri fruit bearing characteristic bite patterns, was found during the survey.</p> <p>The assessment concludes that the 'Completely Degraded' condition, lack of foraging species and the presence of large patches of habitat within nearby land means the impact of the project to Black Cockatoo foraging habitat is not considered significant.</p>
Kangaroos	<p>A large population of western grey kangaroos (<i>Macropus fuliginous</i>) were sighted utilising the site. As a result, it is expected that a Kangaroo Management Plan will be required as a condition of development approval to address the relocation of kangaroos. This will be implemented prior to works commencing on site.</p>
Bush Forever and Conservation Reserves	<p>There are no Bush Forever areas or DBCA or local government conservation reserves have been identified within site.</p>
Contamination	<p>The site is not an identified contaminated site under the DWER Contaminated Sites Database. Regardless, given the historical use for agricultural purposes, additional targeted soil investigations were undertaken in January 2023.</p> <p>The results of this reporting indicate the there was no evidence of widespread risk of contamination, and the site is suitable for 'Commercial / Industrial' use (such as the proposed Screen Production Facility). The site was considered to have a low risk to human health or the environment, and further investigations and/or remediation was not required at this stage. Refer Appendix K - Targeted Soil Investigations</p>

8.0 HERITAGE SUMMARY

Table 13 below identifies the Aboriginal and European heritage value, status and considerations applicable to the project area.

Table 13 Heritage Summary

POLICY	SUMMARY
Aboriginal Heritage Places	<p>Desktop analysis of known aboriginal heritage sites within the project area has concluded that no known aboriginal sites are located within the project area, but the buffered boundary of Registered Site 3692 covers the project area. The desktop analysis also noted that there have been no previous heritage surveys specific to this area, and ethnographic values of the immediate area and surrounds have not been previously documented.</p> <p>Due to the lack of documentation, engagement with key stakeholders has been ongoing since November 2022, with Home Fire undertaking multiple briefings with the South West Aboriginal Land and Sea Council (SWALSC) and Whadjuk Cultural Advice Committee (WCAC).</p> <p>In addition, both the archaeological and ethnographic surveys were completed on site with the Whadjuk Noongar Traditional Owners on 2 February 2023.</p> <p>The draft heritage survey report has subsequently been issued, confirming that the project does not impact any known sites, nor were there any new sites identified during the survey. The final report, to be lodged with DPLH, SWALSC and WCAC, will make recommendations in relation to ongoing consultation/engagement throughout the life of the project, to be implemented by Home Fire and the State.</p>
European Heritage	<p>The entirety of Whiteman Park is a registered heritage site (Place number 25868) and has aesthetic value as a natural setting of Swan Coastal Plain flora. Whiteman Park also has social value as a place of recreation for Western Australians, where the community can amongst other activities, picnic at Mussel Pool, experience transport heritage and bush walk through the Park's bushland and wetland areas.</p> <p>Whilst all of Lot 811 is subject to heritage listing, the location of the project area and overall scale of subsequent development is able to be accommodated without impacting on the significance of Whiteman Park.</p>



9.0 STATE PLANNING ASSESSMENT

9.1 RELEVANT STRATEGIC PLANNING FRAMEWORK

9.1.1 PERTH & PEEL @ 3.5 MILLION AND SUB-REGIONAL PLANNING FRAMEWORK

Perth and Peel @ 3.5 Million and supporting sub-regional framework seeks to establish the long term and integrated planning framework for land use and infrastructure vision, and is therefore the best guide to the strategic intent of the project area.

The project area is an 'Planning Investigation Area' under 'Plan 1 – The Planning Framework' (Refer Figure 19). Planning Investigation Areas are intended to undergo strategic reconsideration of land use, following further planning investigations.

The site is specifically identified within the 'North Bennett Springs (Marshall Road) Planning Investigation Area'. Table 3 of the Sub-Regional Planning Framework identifies a series of 'key considerations' for the 'North Bennett Springs (Marshall Road) Planning Investigation Area'.

An application to amend the underlying reservation of the site under the Metropolitan Region Scheme from 'Parks and Recreation' to 'Public Purpose – Special Use' was lodged in December 2022. Further detail on this amendment is provided in **Section 9.2.1** below.

This MRS amendment addressed all the relevant 'key considerations' identified for the 'North Bennett Springs (Marshall Road) Planning Investigation Area', with supporting environmental, servicing and design documentation. A summary of the response to each of the 'key considerations' is provided in **Table 14** below.

9.2 RELEVANT STATE STATUTORY PLANNING FRAMEWORK

9.2.1 METROPOLITAN REGION SCHEME

The project area is currently reserved 'Parks and Recreation' under the MRS (refer **Figure 20**). The purpose of the 'Parks and Recreation' reservation is to preserve land of regional significance for ecological, recreation or landscape purposes.

The ultimate use of the land for a Screen Production Facility is best aligned with the 'Public Purpose – Special Use' reservation under the MRS. The intended use of a public purpose reservation is to accommodate land for public facilities and other special uses. The proposed screen production facility use aligns with this intent as it delivers essential screen production infrastructure which is much needed in Western Australia to support the growth in this industry. A request to amend the MRS reservation of the land from 'Parks and Recreation' to 'Public was lodged with DPLH in December 2022, as detailed in **Figure 21**.

Table 14 Key Considerations for North Bennett Springs PIA

KEY CONSIDERATION	DETAILS AND FINDINGS
Impacts, risks and management associated with Gngangara ground water resources (Priority 1 and 2 Source Protection Areas)	N/A - The project area is not located within the Gngangara ground water resources (Priority 1 and 2 Source Protection Areas).
Protection of significant environmental values including high value Carnaby's Black Cockatoo and Redtail Cockatoo feeding habitats, vegetation with 10-30% remaining in Perth and Peel regions, conservation category wetlands, resource enhancement wetlands and threatened ecological communities	<p>Carnaby's Black Cockatoo and Retail Cockatoo</p> <p>A site assessment completed in March 2020 noted the site contained only one known native forage species, <i>Corymbia calophylla</i> (marri) and this was present at very low densities. No evidence of Black Cockatoo foraging, such as marri fruit bearing characteristic bite patterns, was found during the survey.</p> <p>The assessment concluded that the 'Completely Degraded' condition, lack of foraging species and the presence of large patches of habitat within nearby land means the impact of the project to Black Cockatoo foraging habitat is not considered significant.</p> <p>Resource Enhancement Wetlands</p> <p>Whilst the majority of the project area is identified as a 'Resource Enhancement' wetland, assessment undertaken by Strategen JBS&G concluded that the wetland processes and functions have been disrupted, and were more representative of a Multiple Use category wetland. A separate proposal seeking to reclassify the wetland is being progressed with DWER, and this wetland reclassification is expected to be completed prior to determination of this development application.</p> <p>Threatened Ecological Communities (TEC)</p> <p>Several conservation significant ecological communities occur near the site, however none have been identified within the site. No Banksia were identified within the survey area.</p> <p>Given that the site contains no intact vegetation communities, there are no Threatened or Priority Ecological Communities present within the Survey Area.</p>
Integration with proposed Morley-Ellenbrook Rail Line/stations (METRONET Stage 1)	<p>The project area is spatially separated from the MEL station works, and is expected to be outside of the Malaga Station precinct plan area. Regardless, the two projects will be coordinated where possible, and synergies from servicing and earthworks perspectives will be explored at the detailed design and construction stage of the project.</p> <p>Due to the nature of the use as a Screen Production Facility it is not anticipated that it will drive a significant number of train journeys, however, it is anticipated that it will support employment in the area, assisting in the creation of an urban centre surrounding the station that will in turn support the functions of the train station.</p>
Protection of Bush Forever areas	N/A - The project area is not located in a bush forever area.
Bushfire risk	Bushfire risk is addressed within the Bushfire Management Plan (BMP) – refer Section 6.2 and Appendix G of this report. The BMP concludes that bushfire risk does not present a barrier to development of the site.
Bennett Brook linear reserve	N/A - Bennett Brook is not in proximity to the project area.
Regional recreation needs analysis	N/A - The scale of the project area will not compromise the ability to deliver a regional recreation needs analysis.
Land use transition/interface with regional open space areas	The project area will not have direct interface with the remainder of Whiteman Park, due to the site being dissected by the future MEL track alignment.
Proposed regional sporting facility (refer to Plan 4)	The regional sporting facility earmarked in the sub-regional planning framework is not located in proximity to the project area. Regardless, the SPF has been designed with the knowledge that a potential future government development may occur immediately north of the site.

Figure 19 Sub-Regional Planning Framework Map

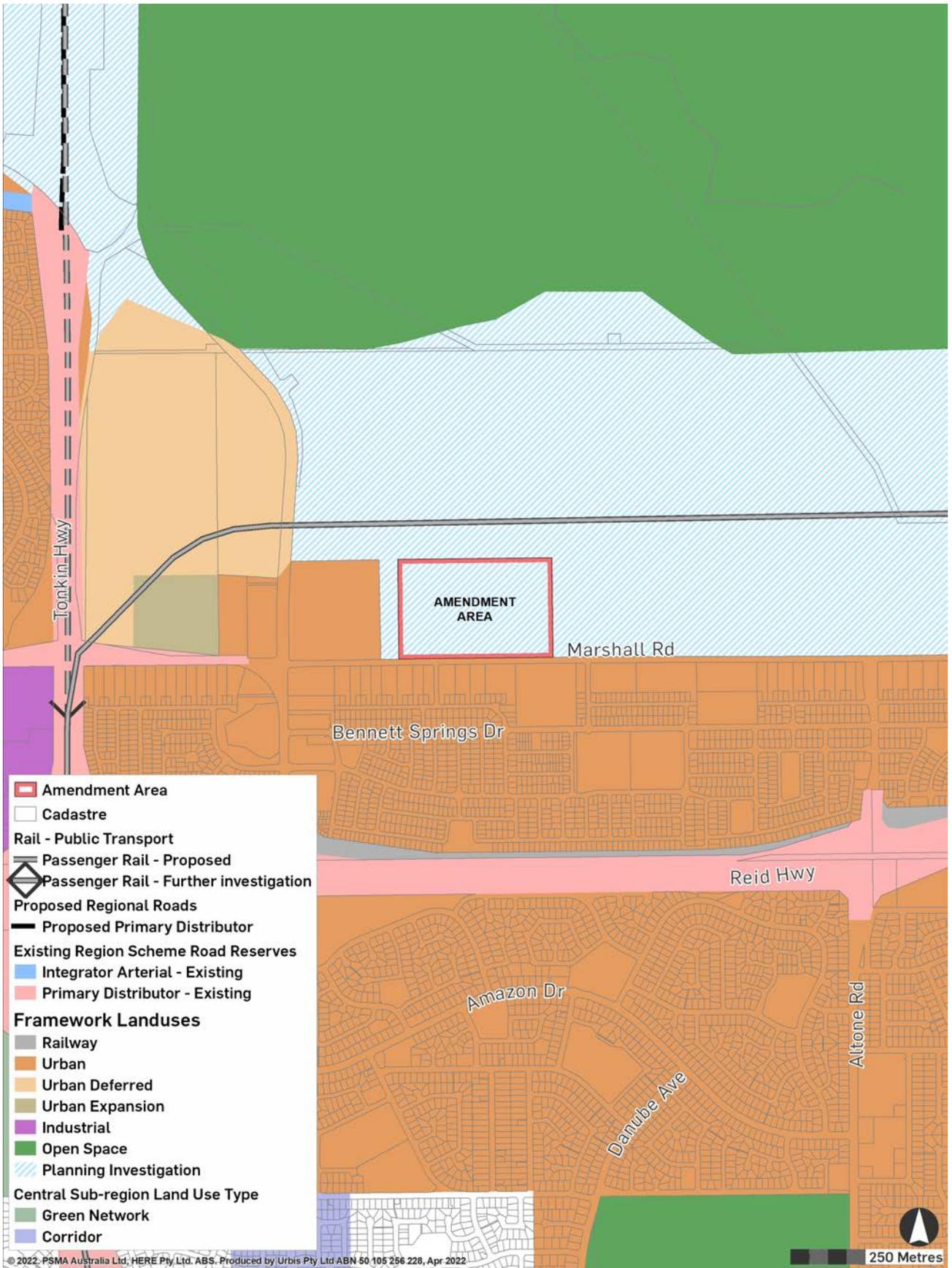
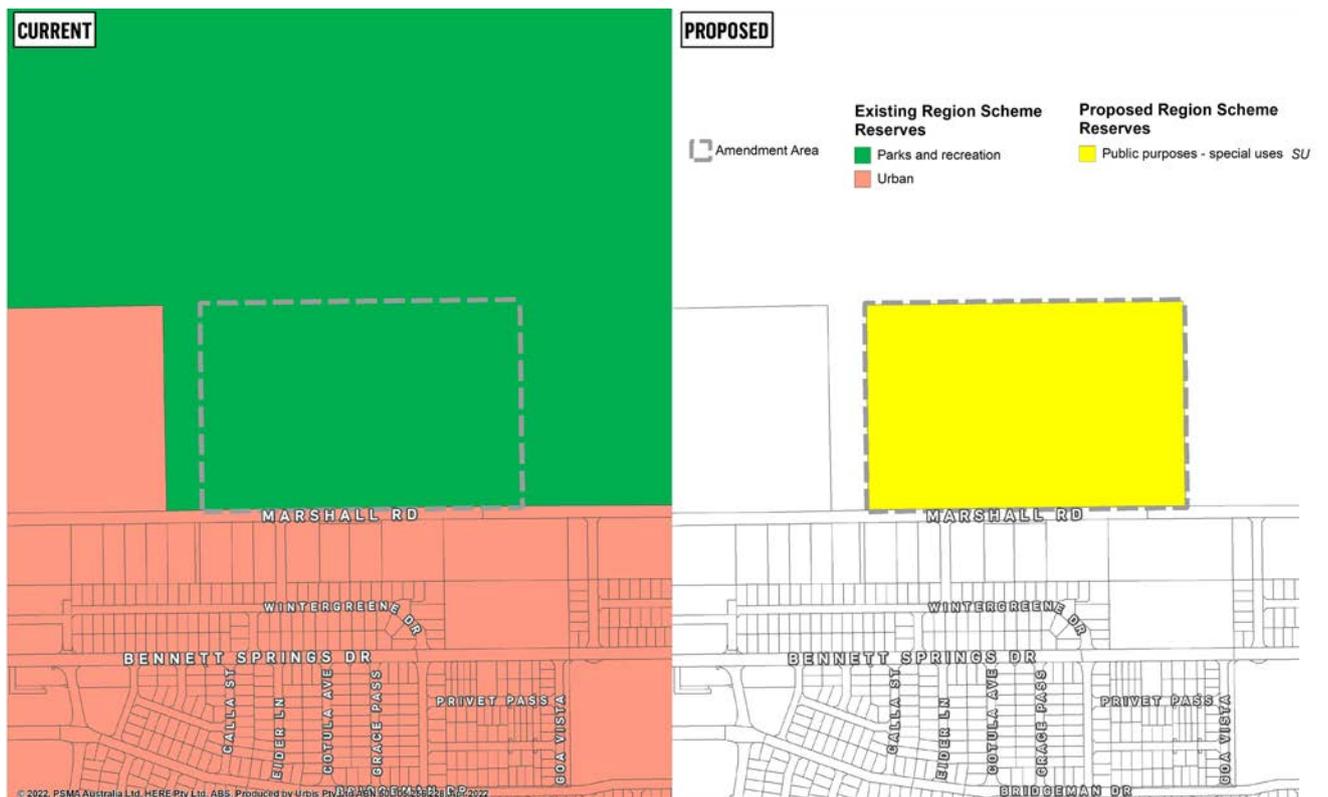


Figure 20 MRS Map



Figure 21 Proposed MRS Amendment



The project area and surrounding land use also within 'Planning Control Area No. 174 – Bennett Springs North (Marshall Road)' (PCA174), as demonstrated in Figure 22 below. PCA 174 was declared in November 2022, and demonstrates the underlying intent of the land is changing. The specific purpose of the PCA 174 was for:

- Civic and Cultural Amenity
- Schools
- Parks and Recreation
- Any associated car parking areas.

Section 130(b) of the Planning and Development Act 2005 states that PCA provisions prevail over any Region Planning Scheme, to the extent of any inconsistency. Importantly, this provides the head of power for the development application to be determined prior to an MRS amendment, where the development application remains consistent with the provisions of the PCA.

Section 116(b) of the PD Act details the requirements which the WAPC shall still have consideration to when making a determination on a development application in a PCA. These requirements are addressed in **Table 15** below.

Table 15 PCA Considerations

S116(B) CONSIDERATION	RESPONSE
S116(b)(i) any relevant State planning policy; and	As demonstrated in Section 9.3 of this report, the development is entirely consistent with the State Planning Policy framework.
S116(b)(ii) the purposes for which the land to which that application relates is zoned or reserved under any planning scheme; and	<p>The subject site has is reserved 'Parks and Recreation' due to being within the same cadastral boundary of Whiteman Park. However, the project area subject to this development application does not hold the same recreational value as the remainder of Whiteman Park.</p> <p>This site will also be dissected from the remainder of Whiteman Park as a direct result of the METRONET MEL track works. As a result, the project area will no longer hold any physical or environmental linkages with Whiteman Park.</p> <p>This demonstrates the purpose for which the land was reserved as 'Parks and Recreation' is no longer relevant, and has prompted the MRS Amendment request</p>
S116(b)(iii) any special considerations relating to the nature of the planning control area concerned and of the development to which that application relates; and	The stated purpose of PCA 174 includes 'Civic and Cultural Amenity'. The Screen Production Facility constitutes 'Civic and Cultural' amenity for the purpose of this PCA.
S116(b)(iv) the orderly and proper planning, and the preservation of the amenity, of the locality in which the land to which that application relates is situated,	<p>The following procedural summary demonstrates that orderly and proper planning is still achieved through the PCA pathway:</p> <ul style="list-style-type: none"> • An application to amend the MRS reservation was lodged prior to this development application. The stakeholder agencies pre-referral process was completed prior to lodgement of the development application, with no major issues raised. • The development application will still be subject to a public advertising period, coordinated by DPLH. • The development application will still be referred out to all relevant government agency stakeholders, including the City of Swan. • The development application will be determined at a WAPC meeting, with the agenda and minutes being publicly reported. <p>The amenity of the project area is considered to be improved by the proposed development, given the project area is currently largely a vacant site with a degraded wetland and minimal vegetation. This development proposes a substantial revegetation of the site, and a series of vegetated biofiltered drainage solutions. Combined with a well resolved architectural design, the development will improve the amenity of the project area.</p>

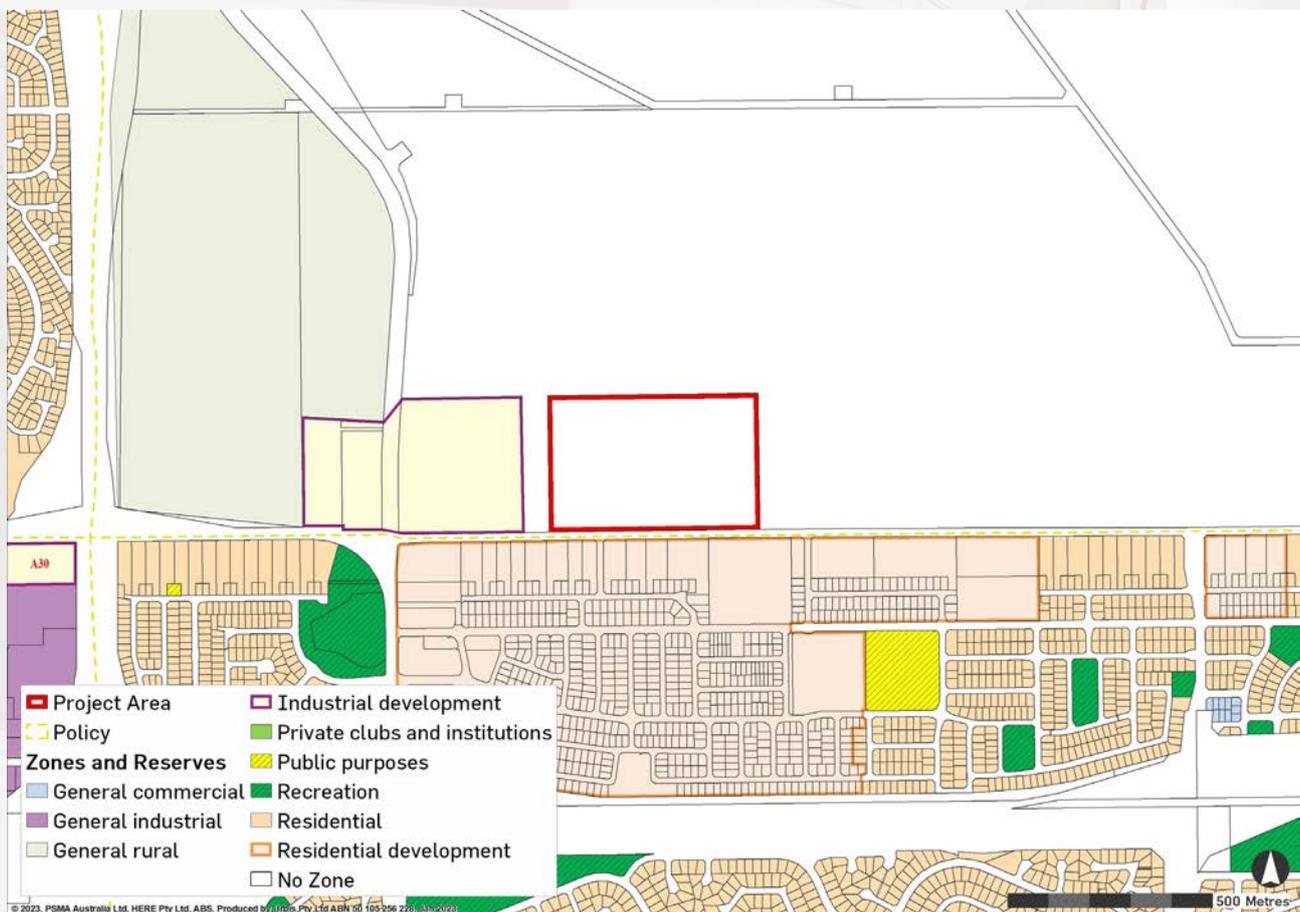
10.0 LOCAL PLANNING ASSESSMENT

10.1 CITY OF SWAN LOCAL PLANNING SCHEME NO. 17 (LPS17)

As the subject site is reserved 'Parks and Recreation' under the MRS, the City's LPS17 and supporting policy framework is not directly applicable to assessment of this development application. Regardless, as the interface between the Screen Production Facility and surrounding land is still a relevant consideration, the driving principles and objectives of the have been considered for this application.

As demonstrated in **Figure 23** below, the only interface with land zoned under the City LPS is the land immediately west, which is zoned 'Industrial Development'.

Figure 23 LPS Map



It is considered that the 'Industrial development' zoning of the land may not be the most logical or appropriate use of the land given the changes to the surrounding context. However, this land is under private ownership, and is not located within the PCA 174. At this stage, it is not known whether the land will be incorporated in the precinct plan being prepared by METRONET. Regardless, the interface of the proposed Screen Production Facility with this adjoining land has been considered in the development design, and the interface between the two sites is considered acceptable regardless of the ultimate development outcomes of this site.

10.2 CITY OF SWAN LOCAL PLANNING POLICIES

As the subject site is a MRS reservation, the site is not subject to the City's local planning policy framework. Regardless, the local planning policies have been reviewed for guidance on the City's desired outcomes. The following table provides a summary of how the local planning framework has been considered for this development.

Table 17 Local Planning Policy Framework

POLICY	CONSIDERATION
POL-LP-1.10 Provision of Public Art	<p>The objectives of the Provision of Public Art policy is to improve the built environment and understanding of place through the integration of public art into developments.</p> <p>The Public Art summary at Section 5.4 of this report identifies key opportunities within the site. These locations will be further explored once an artist has been commissioned</p>
POL-C-061 Filling of Land	<p>As noted within Section 5.3 of this report, earthworks will be required to accommodate the Screen Production Facility due to the site being susceptible to winter flooding. The intent of the Filling of Land policy is to ensure any alteration of land levels does not significantly impact on surface drainage pattern or result in localised ponding.</p> <p>Under this policy, the alteration of surface drainage patterns can only be considered as part of a coordinated proposed to manage surface water runoff in a comprehensive manner. This has been achieved by the project, as the development levels, building envelope and landscape design has been subject of careful consideration and technical assessment. Specifically, the following is noted:</p> <ul style="list-style-type: none"> • A District Water Management Strategy was prepared for the supporting MRS amendment process. This DWMS has been considered and supported by DWER as part of the MRS amendment process. • Preparation of the preliminary stormwater management plan, which details how water flows will be addressed on site. • Landscape plans and supporting design report, which demonstrates that water collection, capture and reuse is central to the landscape concept.
POL-LP-1.13 Design Review	<p>The City's Design Review policy confirms that design review should consider the relevant planning framework along with the 10 Principles of SPP7.0. As a State project on State land, the development design has been subject to SDRP review which was completed in January 2023.</p> <p>A summary of this process is provided at Section 5.5 of this report.</p>
POL-LP-1.15 – Kangaroo Management	<p>The Kangaroo Management policy provides guidance for the preparation of a Kangaroo Management Plan. Given the population of Grey Kangaroos currently residing on the project area and surrounds, the project team is aware of the need for management and potential relocation of Kangaroos during and post-construction.</p> <p>The intent is for the Kangaroo Management Plan to be delivered as a condition of development approval, prior to works commencing on site.</p>
POL-E9.2 Floodplain Management and Development	<p>The intent of this policy is to ensure development in flood prone areas are appropriately protected. As detailed in earlier sections of this report, the high groundwater table in this area is acknowledged as a significant design constraint for this development, and has formed a central consideration in the site design and configuration. The specific civil and landscape response is detailed in Section 5.3 of this report.</p>

11.0 ANTICIPATED CONDITIONS OF DEVELOPMENT APPROVAL

The preceding sections of this report have foreshadowed a number of conditions which are considered necessary and applicable to the proposed Screen Production Facility development.



The following provides a consolidated list of these anticipated areas can be addressed through conditions to support the approval, to form a starting point of discussion with the City and DPLH:

- **Traffic Management Plan** – detailed information for both the construction and operation phase to ensure appropriate measures are put in place to minimise impact on the local movement network.
- **Engineering** – conditions relating to the provision of site servicing including water supply, sewer, power and communications.
- **Landscaping** – detailed landscaping plan including plant/tree species to be provided as well as details of reticulation and treatment of landscape surfaces.
- **Signage** – compliance with standards including lamination, design, location, and materials.
- **Construction / Demolition Management Plan** – addressing all matters that need to be considered during the construction phase such as access to the site, site offices, noise impacts, waste management, pedestrian access and car parking.
- **Operation Management Plan** – detailing site management measures and procedures to support the potential 24/hr operation of the facility;
- **Public Art Strategy;**
- **Kangaroo Management Plan;** and
- **Flora and Fauna Management Plan.**





12.0 CONCLUSION

Overall, this Screen Production Facility will be a catalyst project, for the Screen industry and Creative industries in Western Australia, and the emerging Malaga Activity Centre and North Bennett Springs precinct.

The contribution of this development to these emerging precincts is best summarised through the following key points:

- Site is well placed, with access to road infrastructure via Marshall Road, and in close proximity to the Perth Airport, CBD and major transport routes. These criteria are favourable for the operation of a screen production facility.
- The buildings within the site are architecturally designed, and well located to provide convenient and functional movement between spaces. The internal layout of the site is also effective in separating pedestrian spaces from service vehicle movements.
- The context of the site does not place restrictions on the operation of the facility, given there are limited sensitive uses in proximity to the site. This enables 24hr operation of screen productions if required, which is an important option for screen producers.
- The access arrangements for all modes of transport are appropriately future-proofed, to enable the site to adapt to infrastructure works and the emerging surrounding precinct.

The Screen Production Facility's design has been benchmarked against similar facilities across Australia, which has enabled the design team to take valuable 'lessons learnt' from these facilities. The resultant development provides a world class facility which is highly functional, respectful to its surroundings, and future proofed for growth.



DISCLAIMER

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