

4.5 East Utakarra Precinct

The East Utakarra precinct is centred in the vicinity of Woodman Park near the intersection of Utakarra Road and Alexander Street.

The precinct planning process identified a range of potential initiatives to establish a new East Utakarra centre and integrate it with the existing residential and future commercial areas around it. These initiatives include the following, and are identified in **Figure 16**:

1. Establish new quality service commercial development at what will become a strategic intersection with good access to the greater Geraldton region.
2. Enable and encourage redevelopment of the existing commercial yard into mixed-use and higher density residential development that can provide a high degree of passive surveillance of the adjacent park.
3. Enable the proposed Men's Shed complex to develop as a worthwhile community asset and an additional destination to the centre as a whole.
4. Upgrade Woodman Park as the focal space for the East Utakarra precinct.
5. Consider the potential for a land swap with the PTA to enable both consolidation of the regional parkland and consolidation of the area around the major intersection as a business address.
6. Plan for a new business park precinct to compliment the proposed and future commercial uses to the north of Horwood Road.
7. Consolidate Alexander Park as a recreation spine with a focus on rectangular field sports such as soccer.
8. Plan for redevelopment at a higher residential density to frame and support the centre.
9. Enable an increase in allowable residential density for some of the surrounding area to encourage reinvestment in the area and establish a larger walkable catchment for the facilities in the neighbourhood core.

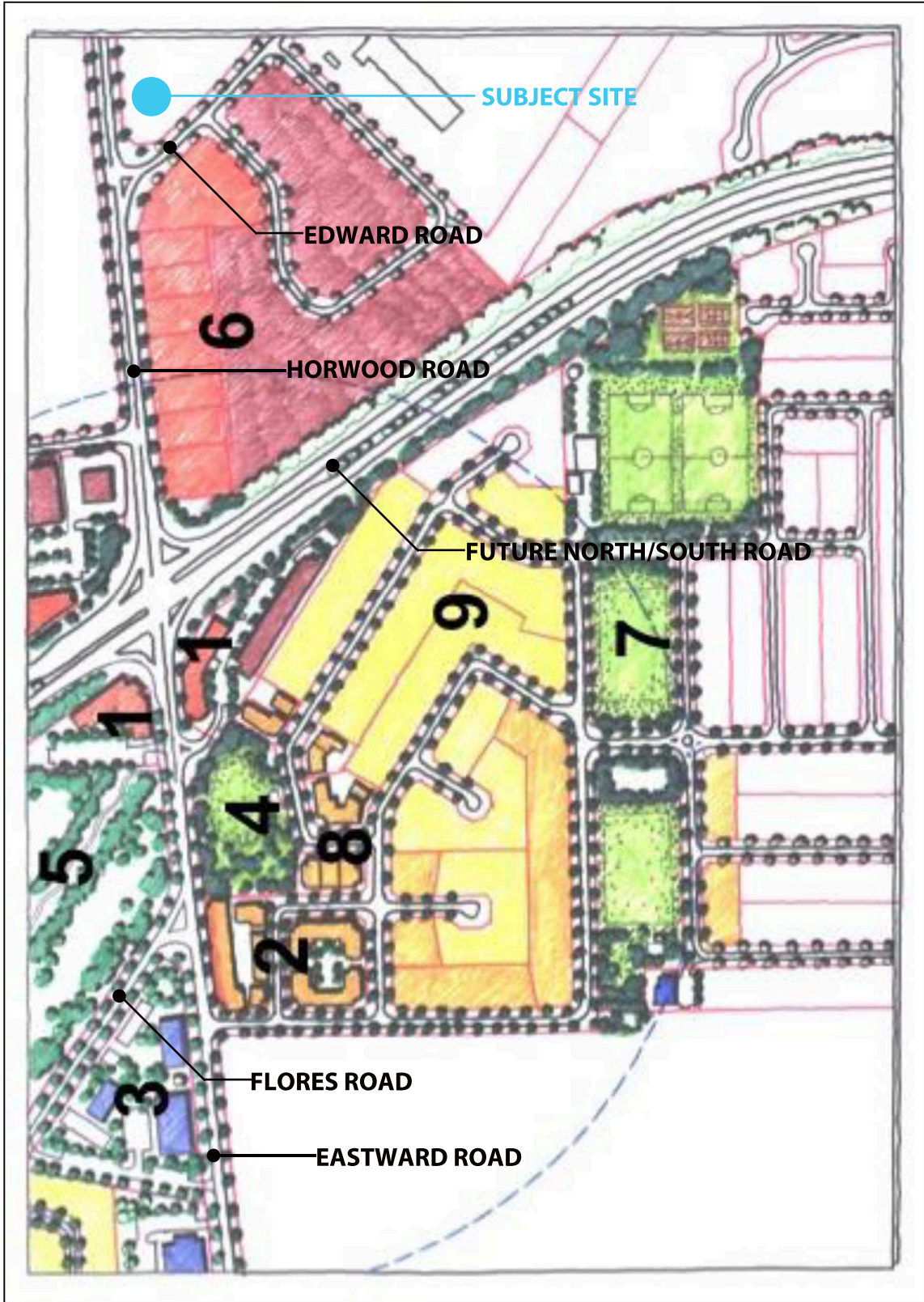


Figure 16: East Utakarra precinct initiatives