



EAST WANNEROO

DISTRICT SENSE OF PLACE STATEMENT

INTRODUCTION

Places are defined by their location and the era they were created, which evolves over time as people interact with and change that place. Great places evolve without losing their unique character or sense of place.

East Wanneroo has been identified by the State government for urbanisation. The East Wanneroo District Structure Plan (EWDSP) provides the guidance needed for the long term development of the district and identifies ‘place’ as a key consideration. The City sees this as an opportunity to explore a place-led approach to the planning and development of East Wanneroo which gives strong consideration to the important features and elements that contribute to local identity and sense of place, and incorporates/reflects this in design responses and development outcomes.

Critical to the success of this place-led approach is understanding local identity, unique characteristics and sense of place. This District Sense of Place Statement (DSoPS) captures important and valuable characteristics that are consistent across the entirety of East Wanneroo, and the significant features that cross multiple precinct boundaries. It is given effect by the City’s *Local Planning Policy 5.3: East Wanneroo*.

Figure 1 demonstrates how the DSoPS will be implemented within the context of the City’s planning framework.

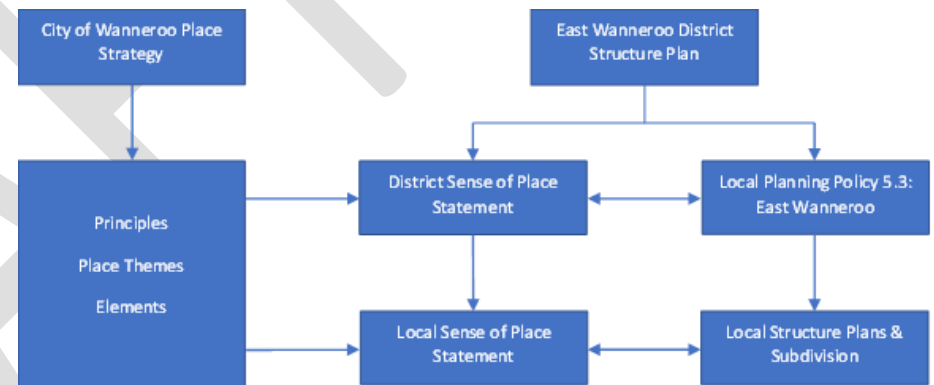


Figure 1: District Sense of Place Statement Process for East Wanneroo

DISTRICT SENSE OF PLACE STATEMENT OVERVIEW

‘You know you’re in East Wanneroo because....’

The DSoPS aims to answer this question, and provide the necessary context to support the EWDSP vision. This DSoPS is a district level document that has been prepared by the City of Wanneroo to capture unique characteristics that are consistent across the entirety of East Wanneroo, and identify significant features that cross multiple precinct boundaries.

This DSoPS comprises five components:

1. **Principles:** critical factors that the community want to see reflected throughout the development.
2. **Themes:** the key categories that define sense of place in East Wanneroo.
3. **Elements:** distinguishing places, locations, or design features that need to be capitalised on, planned for, or realised through the planning process for sense of place to be retained or enhanced as urbanisation progresses.
4. **DSoPS Map:** Illustrates the key aspects and elements that are unique to East Wanneroo that contribute to sense of place and require consideration.
5. **Guidance for Local Sense of Place Statements:** provides context and direction to inform the subsequent preparation of Local Sense of Place Statements (LSoPS) by development proponents.

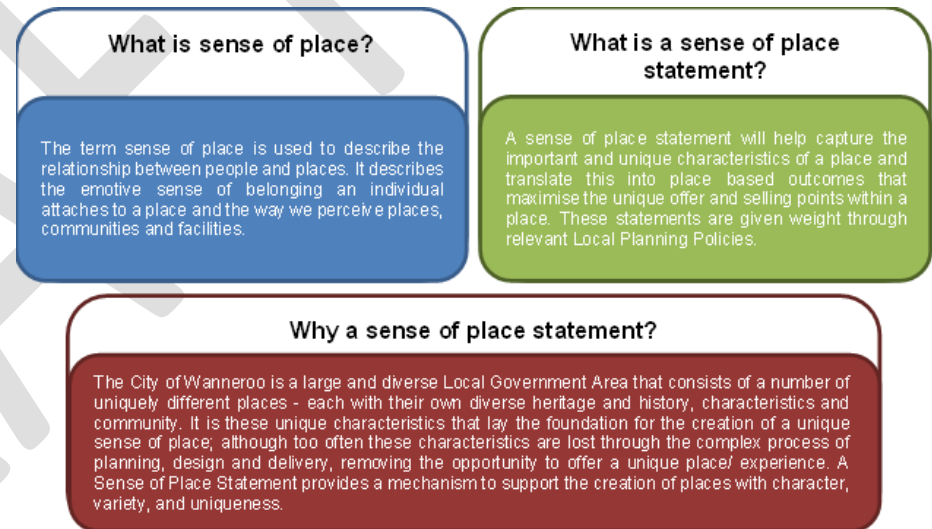


Figure 2: Sense of Place

EAST WANNEROO CONTEXT

East Wanneroo is located approximately 17 kilometres north of the Perth Central Business District at its southern point and approximately 28 kilometres at its most northern point and comprises the suburbs of Gnangara, Jandabup and Mariginiup. East Wanneroo currently has a mix of market gardens, equestrian activities and rural lifestyle properties surrounding regional parks and wetlands, many with significant environmental values, and State Forest. It is planned to house a population of around 150,000 residents in approximately 50,000 homes, supported by up to 20,000 new jobs.

The East Wanneroo area is situated across two Dune systems; the Spearwood Dunes and Bassendean Dunes. The Spearwood Dunes system runs north-south through the western part of East Wanneroo and typically comprises of sand over limestone, with undulating terrain. The Bassendean Dune system is characterised by low sandy hills amongst a chain of seasonal wetlands. These landscape features contribute strongly to East Wanneroo's identity and sense of place.

The area is rich in heritage and culture with a number of built heritage sites throughout the area. In addition, there is archaeological evidence and oral tradition that confirms Aboriginal people have inhabited the Swan Coastal Plain and the adjoining Darling Scarp for over 40,000 years. Ethnographic and historical documents highlight the importance of wetlands to Noongar land use patterns, ceremonial cycles and mythological tracks. A number of Aboriginal heritage places have been identified within this sense of place statement that contribute strongly to East Wanneroo's identity and sense of place.

The protection of these natural, historical and cultural values will be a defining feature in the future character and sense of place for East Wanneroo.

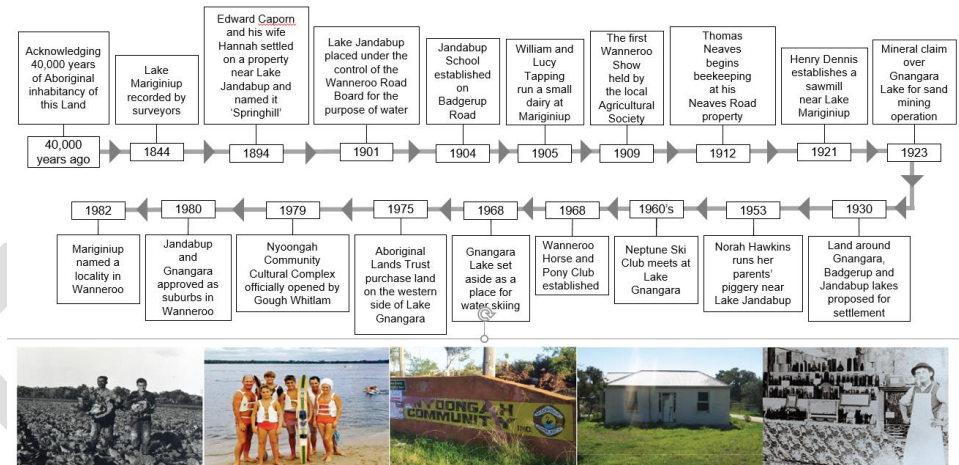


Figure 3: Thematic History of East Wanneroo

Place Names

Jandabup is an Aboriginal word whose meaning is possibly “place of little eagle” or “bark of banksia”. The name was proposed by City of Wanneroo after Lake Jandabup and approved on 8 January 1980.

Mariginiup is an Aboriginal name said to possibly mean "to pull out flag leaved flax". This suburb is named after Mariginiup Lake. The lake name was recorded by surveyors in 1844, and in 1904 a townsite was declared here. It was named as a locality in 1982.

Note: Some street names are derived from racehorses.

Gnangara is a rural suburb in the City of Wanneroo. It was approved on 8 January 1980 and derives its name from the lake located there, Lake Gnangara. Gnangara is derived from the Aboriginal word Knangara possibly meaning “swampy” or “spring” (water flows into the lake from the NW corner).

PLACE PRINCIPLES, THEMES & ELEMENTS

Principles

The following overarching principles capture local priorities for the future of East Wanneroo and were identified through engagement with local residents, community and the City's East Wanneroo Community Reference Group:

- Environmental value and connection
- Wetland, lake and parkland links
- Variety of lifestyle choices
- Sustainable communities
- Ecologically sensitive design
- Build on foundation of equestrian, market garden, European and Aboriginal heritage values.

Themes & Elements:

The following four themes and associated elements have been identified through extensive community engagement and include:



More detail on each theme is outlined below, with key features requiring consideration illustrated on the DSoPS Map (refer Page 14).

Heritage Values

A rich natural, Aboriginal, and European heritage exists throughout East Wanneroo and underpins the sense of place and identity within and across the district. There are many stories, sites and landscapes that can be drawn upon to contribute to the creation of sense of place that will connect people with the local places, stories, people and landscape.

- *Aboriginal Heritage Sites*

Aboriginal heritage across the East Wanneroo district is strongly linked to the wetland system and associated natural vegetation. There are a number of sites through the district that have stories and connections to place that need to be protected, which include (but are not limited to):

- Lake Gnangara – Site 3772
- Lake Mariginiup - Site 3741
- Gnangara Aboriginal Cemetery – Site 1017
- Corroboree Ground – Nyoongah Community
- Area of contact between Kimberly/Kulumburu and Nyoongahs of the South West – Nyoongah Community
- Significant Tree Nyoongah Community – Site 17593

- *European Heritage Sites*

European heritage in the area is strongly linked to agricultural land use and built structures. There are a small number of sites in the area, which are listed below:

- East Wanneroo School (site) (formerly Jandabup School) Lot 103 Diagram 92079 Vol/Fol: 2119-113
- East Wanneroo School (site) (formerly Jandabup School) Lot 103 Diagram 92079 Vol/Fol: 2119-113
- Tom Neaves House (fmr) Lot No: 56 Plan No: 16721 Vol/Fol: 1829-45244 Via Vista Drive, Mariginiup

More information regarding both Aboriginal and European heritage values and stories can be found in the City of Wanneroo's Local Heritage Survey.

- *Interpretation*

Local stories, sites, people, and landscapes provide a foundation for interpretation that can create and support a strong sense of place, and can be reflected by way of interpretation, amenity and aesthetic design throughout the public realm. This can include landscape design, public art, parkland links, public realm furniture / amenity, park and street naming, signage and other interpretative devices identified by development proponents.

1. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

1.1 *Preserve, protect and enhance heritage sites. This could include (but is not limited to) seeking opportunities to raise awareness about local heritage sites, landscapes, and structures.*

1.2 *Identify local stories, sites, people, and landscapes (where appropriate) and reflect these through interpretation, amenity and local aesthetic throughout the public realm, including landscape design, public art, parkland links, public realm furniture / amenity, park and street naming, signage or other interpretative devices identified by development proponents.*

Site responses could take inspiration from the following examples:



Smirk's Cottage, Kwinana



Interpretation devices



Cockman House, Wanneroo



Yagan Memorial, Upper Swan



Buckingham House, Wanneroo

Environmental Values

East Wanneroo is rich in significant environmental features that, perhaps more than any other theme, contribute greatly to local sense of place. The network of lakes and vegetation complexes across East Wanneroo provide high value conservation areas, fauna habitat and recreation opportunities as public open space. Despite being largely low-lying, there are areas of landform that are unique and should be protected.

- *Wetland systems*

East Wanneroo features a pattern of shallow circular wetlands that are surface expressions of the underlying unconfined aquifer (shallow groundwater table). These systems are defining features of the area that give East Wanneroo much of its uniqueness and identity.

There are five major lakes within the district which include:

- Lake Adams
- Lake Jandabup
- Lake Gnangara
- Lake Mariginiup
- Lake Badgerup

While these wetland systems are mostly protected in Regional Reserves, they require good management and protection through planning and development to ensure their unique characteristics are retained and they continue to make a positive contribution to local character. Key considerations include the width, character and edge treatments for wetland buffers, and the efficient and effective management of stormwater through Water Sensitive Urban Design.

- *Native vegetation*

East Wanneroo is characterised by a highly adapted native vegetation system that has evolved to overcome near zero soil fertility, as such these vegetation systems cannot be easily replaced and should therefore be retained and complemented wherever possible. There are

locations across East Wanneroo where threatened ecological communities have been identified, it will be important to retain and protect these areas.

Maximising retention of native vegetation is critical to retaining a strong sense of place and has a range of benefits including:

- Provision of shade, which prevents heating of hard surface materials, while also improving liveability;
- Contribution to canopy cover along streets, through local parks and civic spaces;
- Provision of high 'urban landscape amenity' and essential wildlife habitat for a range of fauna;
- Creation of green linkages to major nature reserves or wetlands for supporting 'biodiversity' conservation value;
- Support for greater air movement, or 'urban ventilation', by assisting the flow of sea breezes or cooling nightly easterlies;
- Improvement to environmental sustainability by supporting lower energy consumption, reduced 'emissions' and hence lowering the 'carbon footprint'.

The Environmental Assessment Study (refer EWDSP; Attachment B) identifies various pockets of remnant vegetation throughout the district which will require further investigation for protection.

- *Landform*

There are a number of landforms unique to East Wanneroo comprising valleys and high points. Seeing and feeling the undulation in a landscape creates intrigue and interest in a local place; it asks visitors and residents alike to look over the hill or stroll around the corner. High points along the south western portion of the district provide high value view corridors and points of interest for interpretation. Other high points across the district are identified on the DSoPS Map.

2. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development will:

- 2.1 Preserve, protect and enhance wetland systems, and treat wetland buffers in a way that supports stormwater management and community recreation outcomes.**
- 2.2 Retain native vegetation, and local ecological linkages to support the movement of wildlife and connect significant vegetation, habitat and landscape features throughout East Wanneroo.**
- 2.3 Protect and preserve natural topography, unique land forms and high value view corridors throughout East Wanneroo and use these features as points of interest and for interpretation.**
- 2.4 Integrate water sensitive urban design principles to soften the landscape and reduce the impact of development on water resources. This can include (but is not limited to) permeable paving, rainwater harvesting systems, and other techniques that capture and reuse stormwater.**
- 2.5 Through interpretation, increase knowledge and awareness of local biodiversity within the community to support and improve sustainable behaviours and attitudes towards the natural environment.**

Site responses could take inspiration from the following examples:



Land Use

East Wanneroo has historically supported a range of rural land uses, primarily related to food production, market gardening, equestrian pursuits and sand quarrying. In addition, there are a range of rural residential and special residential areas that support rural lifestyle options and opportunities. These areas are characterised by large lots, which comprise a diverse mix of cleared/partially cleared and heavily vegetated areas.

While these land uses will likely change significantly as the area is urbanised, ensuring that this historical land use is reflected in contemporary neighbourhood design will ensure sense of place is not fully lost.

- *Character areas*

Four character areas are identified within the EWDSP. The character of these areas is grounded in landform features, high scenic value and topography. These four areas include:

- Lake Jandabup South Ridge



- Belgrade Road Lake View



- Edgar Griffiths Park



- Mariginiup Lakes



It is expected that LSoPS will explore and define the specific character of these areas and that development will need to respond to and enhance this character.

- *Street design and road reserves*

Streetscapes in East Wanneroo are predominantly rural in nature, with minimal landscaping or engineering infrastructure (kerbing/drainage, footpaths) in place. As rural land is urbanised there will be increased requirements for road designs to incorporate services, stormwater infrastructure, parking, pedestrian pathways and landscaping.

To retain sense of place, street design and road reserves should be responsive to topography and seek to retain and integrate existing vegetation. New street trees planted should reflect existing vegetation species. Wider road reserves are required to accommodate vegetation retention, new street trees and footpaths. Consistency of design/landscaping for major roads that cross precinct boundaries is also necessary.

- *Landscape*

Existing streetscapes are largely natural, and public open spaces primarily serve a conservation function, with the exception of Edgar Griffiths Park which accommodates sporting use. To retain sense of place, future landscaping approaches and design should reflect historical land uses, seek to maximise vegetation retention and deliver consistent landscaping across distributor and other major roads.

3. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

- 3.1 Retain and preserve character areas in a way that responds sensitively to the natural amenity of their locations. This may include (but is not limited to) design guidelines requiring certain building materials, architectural styles, façades and roof design, setbacks and colour palettes.***
- 3.2 Ensure road reserve widths are appropriately designed to retain existing vegetation wherever possible, and accommodate new avenues of street trees and footpaths.***
- 3.3 Incorporate landscaping approaches that reflect historical land uses.***
- 3.4 Maximise vegetation retention wherever possible in public open space and streetscape landscaping.***
- 3.5 Support consistent road design and landscaping across distributor and other major roads to ensure continuity of place throughout East Wanneroo i.e. a continuous tree canopy of appropriate species in appropriate locations.***

Site responses could take inspiration from the following examples:



Community Places & Spaces

As a historically rural area, there are limited places for community activity throughout East Wanneroo. Notwithstanding this, East Wanneroo is built in a network of open spaces and parklands; as such, connecting existing community spaces to new places through future development will be an important element in supporting and retaining sense of place.

Public open space and green/pedestrian links provide an important platform to reveal local interpretation, storytelling, and wayfinding which are important parts of connecting to the past and establishing a strong sense of place.

- *Public open space*

Existing public open space is characterised by remnant vegetation and informal recreation activities. Edgar Griffiths Park provides the only active reserve in the East Wanneroo area. While some spaces are used for equestrian and bridle trail purposes, only Nanovich Park is formally allocated for this purpose. There are a small number of public open spaces that aren't formally reserved for public purposes (i.e. are freehold), which include (but are not limited to):

- Caporn Park
- Franklin Park
- Benmuni Park
- Estrel Park
- Lorian Park
- Tuscan Park
- Golfview Park
- Vintage Park
- Bridle Park
- Mary Park

East Wanneroo presents a unique opportunity to provide a well-connected network of public open space nestled within a district of lake and wetland environments. There are also opportunities to consider how historical recreational pastimes can be reflected in open space design and embellishment.

- *Parkland links*

There are a number of informal trails throughout East Wanneroo used for pedestrian and equestrian recreation. The EWDSP identifies a series of parkland links throughout the area as a key feature of future development, to provide uninterrupted pedestrian/cyclist movement and maintain and enhance existing ecological linkages. This network is of critical importance to East Wanneroo to ensure the wetlands, native vegetation and land forms are retained, and tell the story of the place. To maximise sense of place, it is critical that parkland links are separate from on-road networks, but can be adjacent to the road where this supports vegetation retention alongside road reserves.

- *Community facilities and public realm*

There are a limited number of community facilities in the East Wanneroo area, which include (but are not limited to):

- Wanneroo Nursing Home
- Elderbloom Community Care
- Wanneroo Horse and Pony Club

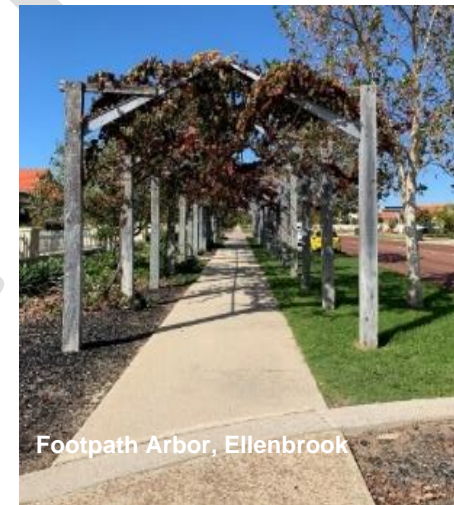
Future community facilities across the East Wanneroo district should be influenced by sustainability principles with designs influenced by local cultural heritage. Public realm associated with community facilities should interpret local sense of place and build upon any natural features and/or cultural and historic influences in the local area.

4. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

- 4.1 Ensure high quality public open space designs are sympathetic to local history and enhance native vegetation and wetland environments.***

- 4.2 **Establish parkland links that connect to the broader network across East Wanneroo, maximise vegetation retention and minimise interaction with local road networks.**
- 4.3 **Reflect local stories, sites, people, and landscapes (where appropriate) through interpretation and public realm aesthetic. This including parkland links, park and street naming, signage, public art and/or other interpretative devices identified by development proponents.**
- 4.4 **Deliver public realm that builds upon cultural and historic influences. Common themes should be identified across various elements of the public realm including, (but not limited to) lighting, wayfinding, public open space and public realm furniture, lighting, and public art.**
- 4.5 **Provide community facilities that are co-located with other facilities and tell the story of the local place through its design and surrounding public realm. These facilities and places should be focal points for the community with specific facility requirements being outlined within the EWDSP Attachment D: Community Facilities.**



Site responses could take inspiration from the following examples:



DISTRICT SENSE OF PLACE STATEMENT

“You know you’re in East Wanneroo because...

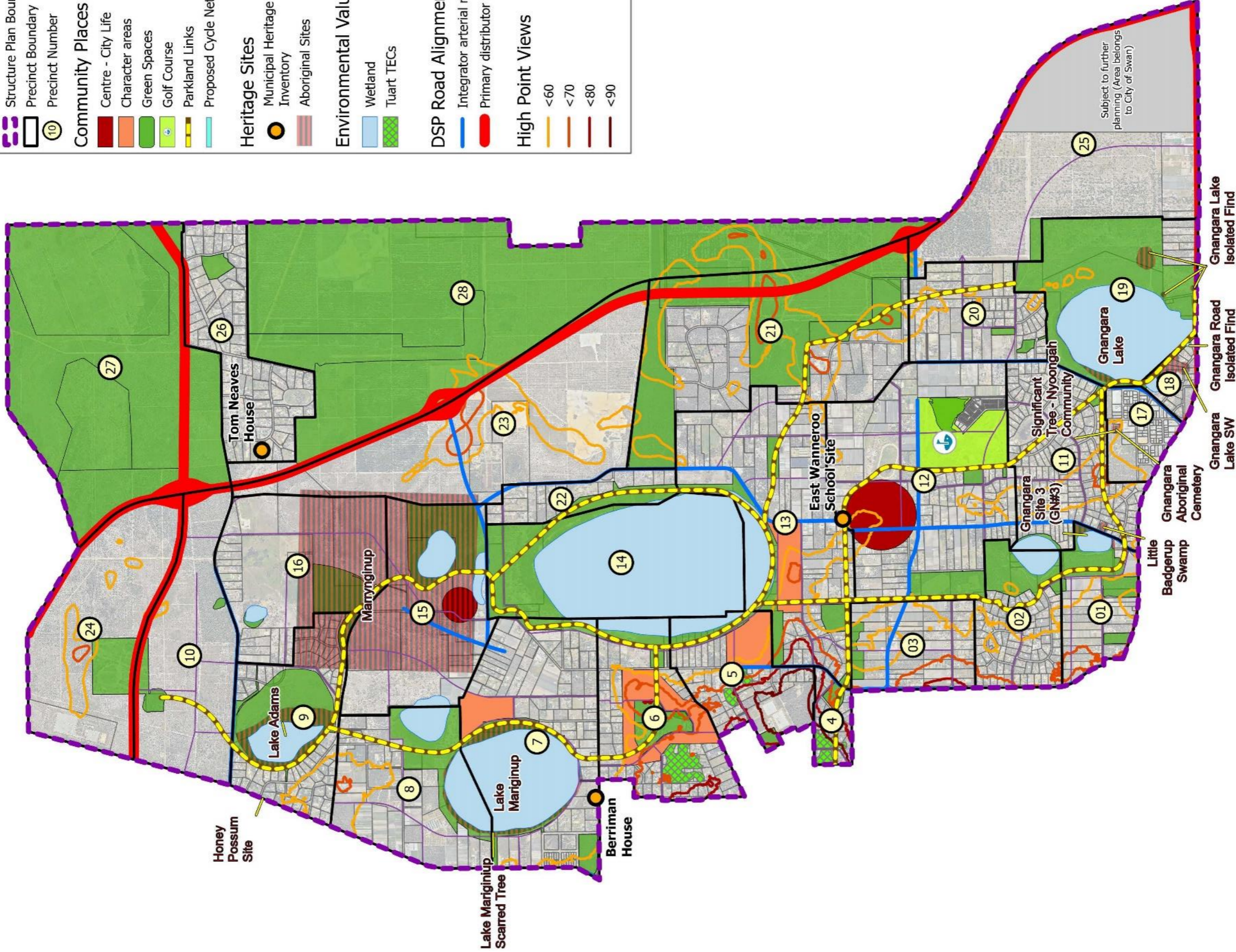
...you are surrounded by mature trees and native vegetation that connects you to a network of wetlands through discrete pedestrian links. Local Aboriginal, pioneer, market gardening and equestrian heritage is evident in park and open space design and new development is integrated into and respects the landscape...

... future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area ...



Legend

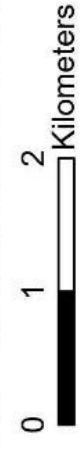
- Structure Plan Boundary
- Precinct Boundary
- Precinct Number
- Community Places**
- Centre - City Life
- Character areas
- Green Spaces
- Golf Course
- Parkland Links
- Proposed Cycle Network
- Heritage Sites**
- Municipal Heritage Inventory
- Aboriginal Sites
- Environmental Values**
- Wetland
- Tuart TECs
- DSP Road Alignment**
- Integrator arterial road
- Primary distributor road
- High Point Views**
- <60
- <70
- <80
- <90



Subject to further planning (Area belongs to City of Swan)



East Wanneroo - District Sense of Place Map 1



APPENDIX 1: LOCAL SENSE OF PLACE STATEMENTS

Local Planning Policy 5.3: East Wanneroo requires development proponents (in consultation with the City) to prepare a Local Sense of Place Statement (LSoPS) as part of local structure planning. The LSoPS will need to be prepared in line with the overarching vision of the East Wanneroo District Structure Plan (EWDSP) area, and the District Sense of Place Statement (DSoPS).

A LSoPS forms part of any Local Structure Plan (LSP) and should demonstrate how the place elements identified in the DSoPS (as well as any additional features unique to the LSP area) will be protected, enhanced and/or addressed through local structure planning and subsequent development stages.

The following documents should be considered in preparing the Sense of Place Statement:

- [City of Wanneroo Strategic Community Plan 2021-2031](#);
- [City of Wanneroo Place Strategy 2023-2027](#);
- [East Wanneroo District Structure Plan](#); and
- [Wanneroo Local Area Plan 2020](#).

Outlined below is a summary of the information to be provided within Local Sense of Place Statements

1. Local Sense of Place Statement Overview

This section should demonstrate an analysis of information relevant to sense of place gathered throughout LSP preparation. Much of this information is already required in Part 2 of a Structure Plan, but should be collated to focus on place outcomes. Information should include, but is not limited to:

1.1. Local Structure Plan Area

- Where the relevant LSP is located relative to the East Wanneroo District Structure Plan.
- Key access points / roads / lot boundaries.

1.2. Overview of LSP characteristics

- Relevant demographic characteristics.
- Environmental features, topography, vegetation, water bodies, flora and fauna species within the precinct / LSP boundary.
- Points of difference compared to other precincts / LSP areas.
- Existing features that should be retained/strengthened to support the creation of a strong sense of place.

1.3. History and Heritage

- Establishment of the land parcel/s and historical ownership if known / significant.
- Heritage objects, landscapes, places, buildings, values, characteristics – both Aboriginal and European.
- Current / past significant events – these may be celebrations and/or weather / fire / flood events.

1.4. Key links to regional locations

- Points of interest, activity centres, transit nodes, important landforms, parkland link routes, wetland systems.
- Points of integration across LSP boundaries.

1.5. Overview of Sense of Place Intent

- Relevant place outcomes identified in EWDSP, specific to LPS area.

- Evidence of understanding of local community values, priorities or connection to place identified through community engagement or market research.
- Following analysis of site features and characteristics, identification of place principles / themes / elements additional to those already set out in the DSoPS.
- Outline a local place vision for the LSP.
- Any unique design elements, such as materials, public art, colour palette, developed by consulting with the people who live, work and play in the area.
- Show examples of colours, signage, fencing, walls, infrastructure, and furniture.

2. Principles, Themes and Elements & Local Structure Plan Response

The information included in this section should be reflected in Part 1 of LSP's (where appropriate) and provide a basis for design and development responses.

This section should:

- Demonstrate how the principles, themes and elements set out in the DSoPS (and any additional place themes identified in section one of the LSoPS) are to be addressed at a local/precinct level.
- Outline how development is to be designed and implemented to protect the key elements that contribute to sense of place.
- Outline how design response will contribute to local sense of place where place elements cannot be protected through development.
- Outline how the design response contributes to achieving the EWDSP vision and DSoPS. It is strongly recommended that maps, graphics and pictures are used to illustrate key messages.

The response/s should also include:

- An overview concept plan showing the development overlaid on the site.
- Details as outlined within LPP 5.3 East Wanneroo.
- Illustration of specific site responses to address DSoPS and LPP requirements, areas of interest and key opportunities and/or issues.