


EAST WANNEROO PRECINCT 7 - LAKE MARIGINIUP LOCAL STRUCTURE PLAN



VARIOUS LOTS ON CAPORN STREET, FRANKLIN ROAD, HONEY STREET, WELLS STREET, JAMES STREET, LAKEVIEW STREET, MARIGINIUP ROAD, PINJAR ROAD AND ROUSSET ROAD, MARIGINIUP/JANDABUP

CITY OF WANNEROO

18 December 2023



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ENDORSEMENT OF THE PRECINCT 7 - LAKE MARIGINIUP LOCAL STRUCTURE PLAN

This Local Structure Plan is prepared under the provisions of the City of Wanneroo of District Planning Scheme No.2.

IT IS CERTIFIED THAT THIS LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

_____ Date

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

TABLE 1: TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

TABLE 2: TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

EXECUTIVE SUMMARY

VISION

The vision for the Local Structure Plan area is to retain and enhance the friendly, country town feel that characterises Mariginiup. An engaging natural setting will form the foundation of a sense of place for the growing community; intrinsic in this will be a respect for cultural heritage that talks to the rich and diverse stories of the place.

Both passive and active lifestyle opportunities will provide for the creation of a healthy, vibrant and safe community. Lake Mariginiup forms the heart of the Precinct and around its edge will be a range of recreational opportunities, together with walking, cycling, playing and reflective spaces. Open space linkages and green streets will then connect this core recreational heart with abutting residential areas, ultimately linking through to Jandabup Lake.

All of this will be underpinned by biodiversity sensitive urban design and triple bottom line sustainability, providing for sustainable growth that will sit sensitively in the existing landscape.

The project vision will be implemented through adherence to the project principles:

1. **Public good:** to deliver tangible community benefit
2. **Ecology & landscape:** to retain, preserve and connect; to put bushland before built form
3. **Identity and sense of place:** to celebrate historical character, sustainability and active lifestyles within a natural setting
4. **Healthy, safe and inclusive:** to create a connected community favouring active transport
5. **Optimal use of resources:** to provide efficient land uses with reduce environmental impact

DESIGN RATIONALE

A key component of the design rationale for Precinct 7 has been to collocate the schools with Lake Mariginiup. Abutting the schools to the greenspace provides safe walking and cycling opportunities for students and parents, as well as opportunities for educational interaction with the lake, its environment and surrounds. The road layout links streets directly towards the lake on each of its sides, creating convenient access and also view opportunities from all parts of the Precinct.

Public open space areas adjacent to the lake provide for enhanced recreational opportunities similar to that found in other iconic Perth locations such as Lake Monger and Herdsman Lake. Shady green links and safe green streets then provide north-south and east-west pedestrian and cycling movement through the Local Structure Plan area, connecting both Lake Mariginiup and Jandabup Lake. The design retains natural vegetation wherever possible, whether this be through the protection of identified conservation areas including the iconic grass-tree, jarrah and marri to the north, or large tuarts to the east.

EXECUTIVE SUMMARY TABLE

The Precinct 7 Local Structure Plan applies to land generally bound by Lake Mariginiup and Lakeview Street to the north, Jandabup Lake to the east, Pinjar Road to the west, and Caporn Street to the south, being the land located within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (refer **Plan 1**).

The boundary of the Local Structure Plan for Precinct 7 differs marginally from the precinct boundary shown in the endorsed East Wanneroo District Structure Plan, with the proposed inclusion of the following allotments within the Precinct area:

- Lots 2 & 41 Pinjar Road at the north-western corner of the Local Structure Plan area (previously Precinct 8)
- Lot 5 Franklin Road at the south-eastern corner of the Local Structure Plan area (previously Precinct 6)

The inclusion of these three properties within the Precinct 7 boundary has been shown on draft versions (for agency review/comment) of the Local Structure Plan since late 2021, thus forming part of the collaborative LSP preparation and engagement process for some time.

Lots 2 & 41 are included in the Local Structure Plan as they form an integral part of the sewer pressure main system which is proposed to move effluent from the future Waste Water Pumping Station on Caporn Street to the existing Water Corporation network north-west of the project area. The pressure main runs around the western edge of Lake Mariginiup and then exits to Pinjar Road along the northern boundary of Lot 2.

Lot 5 Franklin Road has been included within the Local Structure Plan to allow for flexibility with the ultimate location of the Transport Corridor, providing for an easterly extension of

Caporn Street if needed. Given the proposed roundabout at the intersection of the Transport Corridor and Caporn Street, plus the retention of some natural vegetation at this location, the inclusion of Lot 5 is considered integral to the project.

A summary of all key statistics and planning outcomes of the Local Structure Plan is provided in **Table 3** below:

TABLE 3: SUMMARY TABLE		
ITEM	DATA	REPORT REF.
Total area covered by the Structure Plan	394.7439 hectares	
Area of each land use proposed:	Hectares	
- Residential	118.6656	5.3.1
- Special Use	1.5912	5.4
- MRS P&R Reserve	149.3025	5.2.1
- MRS Other Regional Road Reserve	6.0298	5.6.2
- MRS Railways Reserve	0.0000	5.6.3
- MRS Railways Reserve	9.0712	5.8
- Public Purposes – High School	8.5140	5.8
- Public Purposes – Primary Schools	2.1419	5.9.7
- Public Purposes - Water Corp	32.8495	5.2
- Gross Public Open Space		
Total estimated lot yield	3000	5.3.1
Estimated number of dwellings	3000	5.3.1
Estimated residential site density:		5.3.1
Dwellings per gross urban zoned hectare	15	
Dwellings per site hectare	27	
Estimated population	9000	5.3.1
Number of high schools	1	5.8
Number of primary schools	2	5.8
Estimated commercial floor space (café)	2 [#] (two) possible cafés	5.2.1
Estimated area and percentage of public open space given over to:		5.2
- Gross POS	32.8495 (15.28%)	
- Conservation Areas	6.5121	
- Neighbourhood Parks	23.5585	
- Local Parks	2.7789	
- Creditable POS	28.1483 (13.09%)	
Estimated percentage of natural areas	150.7560ha (38.19%)	

[#] Floorspace of two possible cafes to be determined at detailed design/subdivision stage

TABLE OF CONTENTS

PART ONE IMPLEMENTATION	12
1. LOCAL STRUCTURE PLAN AREA AND OPERATION	13
2. PURPOSE	13
3. STAGING.....	13
4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS.....	14
4.1 LAND USE ZONES AND RESERVES.....	14
4.2 DENSITY AND DEVELOPMENT	19
4.3 OTHER REQUIREMENTS.....	23
5. ADDITIONAL DETAILS	30
5.1 INFORMATION TO BE SUBMITTED WITH AN APPLICATION	30
5.2 STUDIES TO BE REQUIRED UNDER CONDITION OF SUBDIVISION AND/OR DEVELOPMENT APPROVAL	30
PART TWO EXPLANATORY SECTION	33
1. PLANNING BACKGROUND	34
1.1 INTRODUCTION AND PURPOSE.....	34
1.2 LAND DESCRIPTION	34
2. PLANNING FRAMEWORK	41
2.1 ZONING AND RESERVATIONS	41
2.2 DISTRICT STRUCTURE PLAN	45
2.3 PLANNING STRATEGIES	48
2.4 PLANNING POLICIES.....	49
2.5 OTHER APPROVALS AND DECISIONS.....	51
2.6 COMMUNITY AND PRE-LODGEMENT CONSULTATION.....	52
3. SITE CONDITIONS AND CONSTRAINTS	57
3.1 ENVIRONMENTAL ASSESSMENT	57
3.2 BIODIVERSITY AND NATURAL AREA ASSETS.....	57
3.3 LANDFORM AND SOILS.....	60
3.4 BUSHFIRE HAZARD	61
3.5 HERITAGE	63
3.6 LAND OWNERSHIP	64
4. SENSE OF PLACE.....	67
4.1 VISION.....	67
4.2 CONTEXT.....	68
4.3 DEMOGRAPHICS	68
4.4 THEMES.....	68
4.5 SITE RESPONSE	69
5. LAND USE AND SUBDIVISION REQUIREMENTS.....	70

5.1	LAND USE.....	70
5.2	PUBLIC OPEN SPACE.....	70
5.3	RESIDENTIAL.....	75
5.4	SPECIAL USE.....	77
5.5	HOMESTEAD LOTS.....	78
5.6	MOVEMENT NETWORKS.....	82
5.7	WATER MANAGEMENT.....	90
5.8	EDUCATION FACILITIES.....	93
5.9	INFRASTRUCTURE COORDINATION, SERVICING AND STAGING.....	97
5.10	TRANSPORTATION NOISE ASSESSMENT.....	105
5.11	STAGING.....	107
5.12	DEVELOPER CONTRIBUTION ARRANGEMENTS.....	109
5.13	OTHER REQUIREMENTS.....	112
6.	CONCLUSION.....	113

LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Aerial Photograph
Figure 3	Consolidated LSP Plan
Figure 4	MRS Map
Figure 5	DPS2 Map
Figure 6	DSP Map
Figure 7	Context and Constraints Plan
Figure 8	Local Structure Plan Map (with roads)
Figure 9	School Sites Indicative Development Plan
Figure 10	Indicative Staging Plan
Figure 11	Infrastructure Contribution Items

LIST OF PLANS

Plan 1	Structure Plan Map
Plan 2	Public Open Space & Schools

LIST OF APPENDICES

Appendix 1	Legal Description and Ownership
Appendix 2	Environmental Assessment Report
Appendix 3	Local Water Management Strategy
Appendix 4	Bushfire Management Plan
Appendix 5	Public Open Space Schedule
Appendix 6	Landscape Masterplan
Appendix 7	Transport Impact Assessment
Appendix 8	Engineering Infrastructure Report
Appendix 9	Transportation Noise Assessment
Appendix 10	Sense of Place Statement

LIST OF TABLES

Table 1	Table of Amendments
Table 2	Table of Density Plans
Table 3	Summary Table
Table 4	Special Use Zone Land Use Permissibility
Table 5	Road Function and Characteristics
Table 6	Additional Information
Table 7	Structure Plan Outputs
Table 8	Pre-Lodgement Consultation
Table 9	POS Classifications
Table 10	Upgrades to Existing Roads
Table 11	Typical Pedestrian and Cyclist Networks
Table 12	Other Requirements

LIST OF ABBREVIATIONS

DSP	East Wimmeroo District Structure Plan (2021)
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PART ONE | IMPLEMENTATION

1. LOCAL STRUCTURE PLAN AREA AND OPERATION

This Local Structure Plan for Precinct 7 within the East Wanneroo District Structure Plan applies to all land within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1**).

The Local Structure Plan is in effect from the date stated on the approval letter issued by the WAPC and is valid for a period of 10 years [or for any other period approved by the WAPC].

2. PURPOSE

This Local Structure Plan has been prepared to guide the subdivision and development of land within 'Precinct 7 - Lake Mariginiup' as identified in the endorsed *East Wanneroo District Structure Plan (2021)* (DSP) and follows the guidance set out in the DSP.

3. STAGING

The Local Structure Plan includes a Waste Water Pumping Station (WWPS) on the north side of Caporn Street which will service proposed (approved) residential subdivision south of Caporn Street as well as future urban development within Precincts 6 and 7. It is anticipated the first stage of this infrastructure will be delivered as part of initial development within the Structure Plan area.

Development will then proceed in stages on two fronts, due to various active developers within the precinct. The first development area is intended to be north along Rousset Road into the heart of the eastern portion of the Structure Plan area. This is likely to involve the creation of a new roundabout at the intersection of Rousset Road with Caporn Street (improving safety and access at this intersection), together with the construction of a portion of the Transport Corridor north along Rousset Road into the development area.

A second front will develop east from Pinjar Road (and also James Street), on land held by other developers within the Precinct. It is anticipated development works will commence early 2025 with titles for new residential housing lots created by late 2025.

Figure 9 – Indicative Staging Plan is included in **Part Two – Explanatory Section** herein and **Section 5.11** also provides further information regarding indicative staging for the Precinct.

4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 LAND USE ZONES AND RESERVES

Land use permissibility shall be in accordance with the Structure Plan Map (**Plan 1**) and the corresponding zones and reserves set out in the City of Wanneroo *District Planning Scheme No.2*. Land identified as 'Special Use' on the Structure Plan Map is intended to provide for a range of hospitality, recreational and residential uses and will be guided by a future Local Development Plan (LDP). The anticipated uses for this area are included in **Table 4** below. Use class permissibility for the 'Special Use' area will be subject to agency review and subsequent planning processes/approvals.

TABLE 4: SPECIAL USE ZONE LAND USE PERMISSIBILITY	
LAND USE	PERMISSIBILITY
Single Dwelling	P
Aged or Dependent Persons' Dwelling	P
Amusement Facility/Parlour	A
Ancillary Accommodation	P
Art Gallery	P
Bed & Breakfast	D
Caretaker's Dwelling	D
Child Care Centre	P
Cinema	P
Club	D
Display Home Centre	D
Grouped Dwelling	P
Holiday Accommodation	D
Home Business – Cat 1	P
Home Business – Cat 2-3	D
Kindergarten	D
Multiple Dwelling	D
Place of Assembly	D
Place of Worship	A
Private Recreation	D
Public Exhibition Facility	D
Reception Centre	P
Recreation Centre	D
Restaurant/Cafe	P
Tavern	D
Theatre	D

4.1.1 ZONES AND PRECINCTS

Land uses shown on the Structure Plan Map (**Plan 1**) include:

Metropolitan Region Scheme

- Parks and Recreation

Local Planning Scheme

- Residential (R30-R60)
- Residential (R40-R80)
- Public Open Space
- Public Purposes – High School
- Public Purposes – Primary School
- Public Purposes – Water Corporation
- Public Purposes
- Special Use 1

As above, the Special Use 1 site will be subject to further planning approval processes.

4.1.2 ROAD RESERVES

The Transport Impact Assessment (TIA) included at **Appendix 7** details the specifications for the proposed movement network within the Local Structure Plan. **Table 5** summarises the proposed road function and characteristics.

TABLE 5 ROAD FUNCTION AND CHARACTERISTICS				
Road Hierarchy	Maximum Speed	Max range volume (vpd)	Indicative reserve width	Minimum Street Pavement width (m)
Integrator A (four lanes)	60 or 70	15,000 to 35,000	35 (32.4)	2 x 8.2
Neighbour Connector A	50	7,000	25 (24.4)	2 x 7.1
Neighbourhood Connector B	50	3,000	20 (19.4)	11.2
Access Streets				
A (Avenue)	40	3,000	24 (20 – 24)	2 x 3.5 or 2 x 3.6
B (Wider Street)	40	3,000	17.9 (16.5 – 18)	9.7
C (Yield or Give Way Street)	40	3,000	15 (15.4 – 16)	7.2 (7 – 7.5)

The Local Structure Plan proposes a network of streets based on Liveable Neighbourhoods guidance, together with a number of meandering 'green streets' which are designed to accommodate additional trees. These green streets are positioned to provide key east-west and north-south vegetation linkages through the Precinct, providing a safe, shady pedestrian and cycling focussed environment.

The Structure Plan Map details the movement network, the formal hierarchy for which includes:

- The Transport Corridor (40m)
- Integrator A (35m)
- Neighbourhood Connector A (25m)
- Neighbourhood Connector B (20m)
- Access Street A (24m)
- Access Street B (17.9m)
- Access Street C (15m)

Cross sections for these streets are included in Appendix 7.

4.1.3 PUBLIC OPEN SPACE

Public Open Space (POS) shall be provided generally in accordance with the Structure Plan Map (**Plan 1**) and the Public Open Space & Schools Map (**Plan 2**). A Public Open Space Schedule is attached at **Appendix 5**.

The POS distribution within the Local Structure Plan has been provided in a conservative manner at a little over 13% in creditable area, although it is proposed that this is rationalised during development. This conservative approach has been adopted to provide flexibility with regard to ongoing district and local water management, buffering adjacent to the proposed Waste Water Pumping Station and to provide flexibility with the ultimate Transport Corridor alignment.

POS within the land west of Lake Mariginiup has been generally provided in a self-sufficient manner with 10% + drainage area allocated.

As such, it is anticipated that any rationalisation of public open space, at the subdivision stage, will occur within the eastern portion of the Local Structure Plan area.

POS within the southern portion of the Local Structure Plan area includes the 4ha (minimum) oval facility requested by the City of Wanneroo, as collocated with the proposed High School site. This area also forms part of the 'Parkland Link' between Precinct 6 and Precinct 7, linking Lake Mariginiup with Edgar Griffiths Park.

POS within the eastern area of the Local Structure Plan will continue to be refined as district level drainage management is resolved and the final alignment, width and configuration of the Transport Corridor determined by the State Government.

4.1.4 OTHER RESERVES

The Local Structure Plan includes various reserves, including:

- Parks & Recreation and Public Open Space
- Public Purposes – High School (1)
- Public Purposes – Primary School (2)
- Public Purposes – Water Corporation
- Public Purposes – Groundwater Pumping Station
- Public Purpose – Waste Water Pumping Station

The Parks & Recreation is associated with the Conservation Category Wetland of Lake Mariginiup and the east-west link from the lake to Caporn Street between Lot 4 Pinjar Road and Lot 41 Pinjar Road.

Various environmental management plans will be implemented in accordance with approval of this Local Structure Plan for the wetland, buffers and foreshore reserves as required at the appropriate time.

The High School is located generally as identified on the District Structure Plan, however, it has been moved westwards to the opposite side of Honey Street where the topography is more level and collocation can occur with the Lake

Mariginiup (as outlined above). This location also provides a better connection to Precinct 6 via a proposed roundabout at Garden Park Drive.

The High School is collocated with 4ha of active public open space (as required), has road frontage on three sides, including frontage to Caporn Street and a Neighbourhood Connector A (Honey Street) and has been provided at 9ha (rather than 8ha) in area given it is not perfectly regular in shape.

The two primary schools are also situated adjacent to Lake Mariginiup.

The western Primary School is located on the most level part of the western portion of the Local Structure Plan area, setback from the Caporn Park recreation reserve and has been located to service the western portion of the Local Structure Plan area, together with future development south of Caporn Street.

The eastern Primary School is located abutting Lake Mariginiup (as outlined in the 'vision' above) and central to the eastern residential development area.

Bushfire management has also been considered during the design of all school sites as part of the formulation of this Local Structure Plan.

The Public Purposes (Water Corporation) site is set aside for the future regional level Waste Water Pumping Station situated on the northern side of Caporn Street. This site will provide for the servicing of wastewater in stages from initial development of adjacent residential land through to a large capacity long term regional pumping station.

Two other Public Purpose reserves are included within the Local Structure Plan area, both at the western end of Rowley Place on the eastern side of Lake Mariginiup. These sites are for a local waste water pumping station to service a large portion of the residential area east of Lake Mariginiup and for a groundwater pumping station to recharge local groundwater resources.

4.2 DENSITY AND DEVELOPMENT

The **Structure Plan Map at Plan 1** designates the R-Codes applicable to subdivision and development in the structure plan area.

4.2.1 DENSITY AND R-CODES

The **Structure Plan Map at Plan 1** shows the majority of Precinct 7 as 'Suburban Neighbourhood' in accordance with the District Structure Plan, with a density range of between R30 and R60. Plan 1 also shows the 'Character Area', again in accordance with the District Structure Plan, with a density range of between R40 and R80.

4.2.2 LOCATIONAL CRITERIA

A Residential Density Code Plan shall be submitted with all residential subdivision applications within the Residential R30 to R60 area indicating the residential density coding applicable to each lot, generally in accordance with the following criteria (note these are maximum density targets and it is intended subdivision form will respond to prevailing market conditions):

- I. A base code of R30
- II. R40 for lots:
 - a. at the end of cells;
 - b. within 250m of Public Open Space or Parks and Recreation reserves
 - c. abutting or directly opposite a primary school, a high school, or Special Use zone;
 - d. with frontage to a neighbourhood connector or integrator road; and/or
 - e. within 500m of a train station, bus rapid transit station, or equivalent.
- III. R60 for lots:
 - a. within the 'Special Use' zone;
 - b. with frontage to a road that is a high frequency bus route;
 - c. to be used for aged care, a retirement village, or park home park;
 - d. within 250m of a train station, bus rapid transit station, or equivalent; and/or
 - e. to which II applies that also:
 - i. have access to a laneway; and/or
 - ii. are over 600m² in area and that are to be developed for grouped or multiple dwellings*.

*Note: Section III (e) is not intended to facilitate the re-subdivision of sites for green-title or survey-strata lots. If this is proposed, a new density code plan shall be submitted that complies with the criteria listed above.

Development within the Residential R40-R80 'Character Area' should be in accordance with planning requirements associated with the various (as applicable) R-Codes within the R40 to R80 range. A mixture of single residential, group dwelling, multiple dwelling and apartment developments are anticipated within this area, designed to reflect prevailing market demands and conditions.

A Residential Density Code Plan shall be submitted with all residential subdivision applications within the Residential R40 to R80 Character Area indicating the residential density coding applicable to each lot,

Once approved by the WAPC, the R-Codes Plan forms part of the Local Structure Plan.

4.2.3 DEVELOPMENT LAYOUT

Figure 8 – School Sites Indicative Development Plan shows an indicative layout of school buildings and recreational facilities across the two primary schools and one high school.

The layouts specifically place the recreational/oval facilities adjacent to the Lake Mariginiup side of each site and to minimise any potential bushfire impact from surrounding properties.

The western primary school site also locates the proposed oval partly within the future (long term) buffer area of the Waste Water Pumping Station.

An indicative layout for the Special Use site will be provided following finalisation of the Waste Water Pumping Station site location. The plan will depict a preliminary conceptual layout over the proposed Special Use site.

This plan will be provided for context only, as this proposal forms an integral part of the heritage discussion associated with development of Precinct 7.

4.2.4 LOCAL DEVELOPMENT PLANS (LDPS)

Local Development Plans are to be prepared for lots:

- i. Classified as 'Special Use' on the Structure Plan Map;
- ii. of irregular shape or less than 260m² in area;
- iii. that obtain access from a laneway or right-of-way;
- iv. directly abutting areas of public open space; and/or
- v. intended to contain grouped or multiple dwellings,

and shall set out the following (as applicable):

- 1) street and boundary setbacks;
- 2) dwelling/building orientation;
- 3) fencing;
- 4) open space;
- 5) garage setbacks and width;
- 6) vehicular and pedestrian access;
- 7) parking requirements
- 8) overshadowing; and
- 9) visual privacy.

A Local Development Plan will also be required for the proposed Special Use (SU1) site shown on Caporn Street. This LDP will detail:

- 1) land uses
- 2) residential densities
- 3) street and boundary setbacks;
- 4) dwelling/building orientation;
- 5) fencing;
- 6) open space;
- 7) garage setbacks and width;
- 8) vehicular and pedestrian access;
- 9) parking requirements
- 10) overshadowing; and
- 11) visual privacy.

4.2.5 INTERFACE WITH ADJOINING AREAS

Figure 3 – Consolidated LSP Plan of *Part 2 Explanatory Section* shows how Precinct 7 integrates with Precincts 8 & 15 to the north (current LSPs prepared by others) together with the northern portion of Precinct 6 to the south (future LSP being prepared by others).

The plan also shows the layout of the approved Local Structure Plan for land south of Caporn Street and west of Garden Park Drive (west and north of Precinct 6) to provide additional context along Caporn Street.

The Consolidated LSP shows how the boundaries of each precinct have been carefully integrated through developer and DPLH officer collaboration.

It should be noted that although the layouts over Precinct 6 are preliminary at this stage, the important connections of Garden Park Drive, the Parkland Link and the Transport Corridor remain per the District Structure Plan.

The Precinct 6 layout will also adopt the new Honey Street Neighbourhood Connector Road in lieu of Mariginiup Road, given the change in Precinct 7.

The stitching together of the precinct plans highlights that the plans integrate and generally represent the framework outlined in the District Structure Plan. Any further minor adjustments to the interface between the precincts will be dealt with between the respective parties and in consultations with government stakeholders as needed.

4.2.6 HERITAGE

The area accommodates one registered Aboriginal Heritage Site known as 'Lake Mariginiup' (ID 3741) associated with hunting and mythology. Within the same boundary as the registered site is an unregistered site known as 'Lake Mariginiup Scarred Tree' (ID 28616). These sites are protected by the Aboriginal Heritage Act 1972.

The protection and enhancement of Aboriginal Heritage Sites 'Lake Mariginiup' and 'Lake Mariginiup Scarred Tree' form a fundamental part of the Local Structure Plan.

These sites are preserved within a 149ha Parks and Recreation Reserve and adjoining conservation areas located at the heart of the Structure Plan area. This will ensure their protection in perpetuity.

The City of Wanneroo Municipal Heritage Inventory identifies Berriman House, located at Lot 10 (No. 89) Caporn Street, as a 'category 2 place of considerable significance'. Berriman House is an intact example of the late Federation style architecture executed in limestone, and has historic value for its association with the early settlement and development of Mariginiup.

The conservation of Berriman House has been considered in the formulation of this Local Structure Plan, with a 'Special Use' classification proposed to facilitate the restoration and adaptive re-use of the building and its curtilage.

Furthermore, an interface of public reserves aims to protect the relationship Berriman House has with Lake Mariginiup. Berriman House is currently owned by the Colgan family, of Colgan Industries, one of Perth's leading heritage restoration companies.

4.3 OTHER REQUIREMENTS

4.3.1 BUSHFIRE PROTECTION

A Bushfire Management Plan (refer **Appendix 4**) has been prepared as a strategic guide to demonstrate how development compliance will be delivered at future planning stages in accordance with the Guidelines. Aside from the preparation of future BMPs to accompany future subdivision and development applications where appropriate, there are no further items to implement, enforce or review at this strategic stage of the planning process.

Future BMPs prepared for subsequent subdivision and development applications are to meet the relevant commitments outlined in this strategic level BMP,

address the relevant requirements of SPP 3.7 (i.e. Policy Measures 6.4 and 6.5 respectively) and demonstrate in detail how the proposed future development will incorporate the relevant acceptable solutions or meet the performance requirements of the Guidelines.

4.3.2 INFRASTRUCTURE ARRANGEMENTS

An Engineering Infrastructure Report is attached at **Appendix 8** and summarised in Section 5.9 of Part Two of this report. The report concludes as follows:

Based on the servicing infrastructure review, there does not appear to be any engineering related constraints preventing development of Precinct 7.

From concept planning to date, together with information received and discussed with various authorities, it appears the proposed Local Structure Plan is able to be supported by network extensions, upgrades and installations of new infrastructure as appropriate. Notwithstanding the servicing extensions and that the new works required 'up-front' are of a considerable nature, they are common in terms of land development requirements.

Concurrent with the assessment of the Local Structure Plan, subdivision approval will be sought from the Western Australian Planning Commission. Formal detailed engineering design and approvals will be completed in order to satisfy the subdivision conditions that are anticipated to be issued.

As this report is based on the preliminary servicing advice and investigations completed to date, it is recommended that each Authority be kept informed as the planning progresses and concept engineering designs are refined.

Communicating the proposed time-frames for the staged development is also important to inform and coordinate designs and approvals from all relevant Authorities.

Importantly, the location of infrastructure shown on the Local Structure Plan may be subject to change during the LSP assessment process.

4.3.3 DEVELOPMENT CONTRIBUTIONS

The WAPC has commenced the preparation of a District Developer Contribution Plan (DCP) for the East Wanneroo DSP Area, inclusive of Precinct 7.

The DPLH has advised that the Draft District DCP will be released for public comment in two parts, as follows:

- Part 1, in early 2024, relating to infrastructure and land acquisition for regional and District-level infrastructure items, excluding drainage and water management infrastructure requirements; and
- Part 2, in mid-late 2024, relating to District-level drainage and water management infrastructure requirements.

In addition to the district-level contribution items being determined by the WAPC, several Precinct-level contribution items have been identified through the Local Structure Planning process for inclusion in a local-level DCP for Precinct 7.

Sections 2.2.9 and 5.3 of the DSP acknowledge the need for local-level DCPs and identify minimum infrastructure items to be included in those DCPs.

Consistent with these principles from the DSP, a local-level DCP is intended to fund the provision of shared infrastructure items for Precinct 7. The following items are expected to be included in the local DCP, as depicted on the LSP:

- a) Land and construction costs for new 'Neighbourhood Connector A' roads;
- b) Land and construction costs to upgrade and connect with existing 'Neighbourhood Connector A' roads, namely Lakeview Street, Mariginiup Road and Honey Street;
- c) Land acquisition costs for 'Integrator A' roads (unless reserved for Other Regional Roads under the MRS, which are expected to be funded through the District DCP or Metropolitan Region Improvement Fund (MRIF));
- d) Land and construction costs to upgrade and connect with existing 'Integrator A' roads, namely Franklin Road, Rousset Road, Caporn Street, and Pinjar Road;
- e) Acquisition of land for local public open space, groundwater pumping station, and wastewater pumping station reserves;

- f) Land acquisition and construction costs for shared servicing infrastructure such as waste water pumping stations and pipe networks;
- g) Administrative items to account for Hesperia's costs associated with structure planning and technical studies necessary to inform preparation of the DCP, along with direct costs to prepare the DCP Report and Scheme Amendment, and for the City's future administration of the DCP once adopted.

Once the LSP is substantially progressed, a Draft DCP Report and Scheme Amendment will be prepared in accordance with State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) for the City's review and feedback, prior to formal lodgement.

In the meantime, it is noted that pursuant to clauses 4.1 and 4.2 of the City's Local Planning Policy 5.3 – East Wanneroo (LPP 5.3), the City will not support any applications for residential subdivision of land in Precinct 7 until there is sufficient clarity in place regarding district development contributions.

However, as occurs with residential subdivision projects throughout the Perth Metropolitan Region, it is anticipated that interim DCP arrangements will be put in place so as not to delay subdivision and development within Precinct 7.

Multiple properties within Precinct 7 are affected by the LSP's designation of land for High School and Primary School purposes, which are required by the DSP.

According to SPP 3.6 and the WAPC's Operational Policy 2.4 – Planning for School Sites, the Department of Education (DoE) will acquire land for primary and secondary schools separately from the DCP framework.

Notwithstanding, owners of affected properties within Precinct 7 have, understandably, raised hardship concerns about the sterilisation effect that proposed school site reservations may have on their land, due to uncertainty surrounding the timing of the DoE or WAPC's early acquisition of those sites.

For the benefit of those affected landowners, it is requested that consideration is given to the priority acquisition (or negotiation for future acquisition) of land designated for school sites in Precinct 7 once greater clarity is provided through the LSP in relation to the size and location of those sites.

Doing so will provide much needed comfort and security to landowners whose properties are designated for these important public purposes.

4.3.4 PROTECTION OR MANAGEMENT OF ENVIRONMENTAL OR LANDSCAPE FEATURES

The approach taken by each of the developer proponents and the project consulting team to the formulation of the Precinct 7 Local Structure Plan has been one to best protect and/or manage environmental and landscape features.

The collaborative design process for the Local Structure Plan has involved all technical disciplines working closely together to ensure elements of the project are carefully considered and integrated. This includes earthworks designs formulated around vegetation retention objectives, landscaping proposals considering bushfire management and transport engineering collaborating with urban design to create efficient -but also quiet and safe – movement systems that respect the local sense of place.

The Structure Plan Map at **Plan 1** reflects the outcomes of this collaboration and the technical appendices include the detail driving the design.

Specific protection measures will be outlined in the various management plans associated with the wetland buffers and foreshore reserves that will be prepared to support development within the Local Structure Plan area (refer **Section 3** of **Part Two**).

4.3.5 WATER RESOURCE MANAGEMENT

A Local Water Management Strategy (LWMS) has been prepared to demonstrate how the Local Structure Plan will address water management as identified in the District Water Management Strategy (DWMS). Detailed surface water modelling has been undertaken to support the Local Structure Plan as presented in the LWMS. The modelling considers the risks associated with surface water and groundwater interaction both now and in the future.

The LWMS has been prepared to detail how all forms of water including groundwater, stormwater and potable water will be managed on-site in accordance with the Better Urban Water Management Guidelines (WAPC, 2008a).

The proposed Local Structure Plan will influence the total water cycle predominantly due to an increase in impervious areas and through limited cut to fill strategy for the LSP area. The LWMS provides strategies and plans for total water cycle management across the Local Structure Plan area in accordance with the principles of Water Sensitive Urban Design (WSUD). It also provides a summary of local and regional environmental data that inform management strategies for stormwater, groundwater, protection of receiving environments and water conservation. A strategy for implementing the total water cycle management during construction and post development is also provided.

The Local Water Management Strategy is attached at **Appendix 3**.

4.3.6 LAND FRAGMENTATION

The East Wanneroo District Structure Plan is characterised by highly fragmented land and Precinct 7 is no different. Featuring 127 landholdings (and nearly 100 separate landowners) over almost 400ha of land, with many lots being of 1h to 2ha in area (a few even below 1ha), fragmented development of this scale represents a new paradigm for Perth's residential land industry.

As is outlined in this Local Structure Plan report, an extensive collaboration process between the developer and landowners, over a number of years, has realised the opportunity for the coordinated development of this land to occur.

The next stage of the process is assessment of the Local Structure Plan, and this will also need to involve a greater degree of collaboration between agencies, developers and their consultants.

The servicing and development of fragmented land at this scale requires progressive thinking, considered infrastructure cost sharing/delivery models and careful implementation. This is not a traditional project where one developer, with one large land parcel, delivers one coordinated project.

The developers and landowners within the Local Structure Plan area look forward to a collaborative assessment and implementation process with the various approval agencies in this regard.

5. ADDITIONAL DETAILS

5.1 INFORMATION TO BE SUBMITTED WITH AN APPLICATION

5.1.1 HOMESTEAD LOTS

An application for subdivision approval for a Homestead Lot shall include a plan demonstrating how the proposed lot will integrate with and not prejudice surrounding planned development (including future re-subdivision of the Homestead Lot).

Where the applicable services cannot be readily connected prior to the future residential development being frontal to the Homestead Lot and will ultimately be required, a condition of subdivision approval shall be imposed where a plan proposes a homestead lot requiring the following arrangements being made with the local government for payment of a bond for the following works (as applicable):

- a) Provision of an underground electricity supply service;
- b) Provision of a suitable water supply service; and
- c) Provision of a sewerage service.

And in such an event, the applicable standard servicing conditions may be omitted, to facilitate early titling of the Homestead Lot.

5.2 STUDIES TO BE REQUIRED UNDER CONDITION OF SUBDIVISION AND/OR DEVELOPMENT APPROVAL

The studies to be required under conditions of subdivision approval are outlined in **Table 6** below.

TABLE 6: ADDITIONAL INFORMATION		
ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Urban water management plan	Subdivision	City of Wanneroo and Department of Water and Environmental Regulation
Bushfire management plan, as required	Subdivision	Department of Fire and Emergency Services
Local development plans, as required	Post-subdivision	City of Wanneroo

LEGEND

STRUCTURE PLAN AREA

MRS RESERVES

PARKS AND RECREATION

LOCAL SCHEME

- RESIDENTIAL R30-R60*
- RESIDENTIAL R40-R80
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES - HIGH SCHOOL
- PUBLIC PURPOSES - PRIMARY SCHOOL
- PUBLIC PURPOSES - WATER CORPORATION
- PUBLIC PURPOSES
- SPECIAL USE 1 (LOCAL CENTRE)

MOVEMENT NETWORK

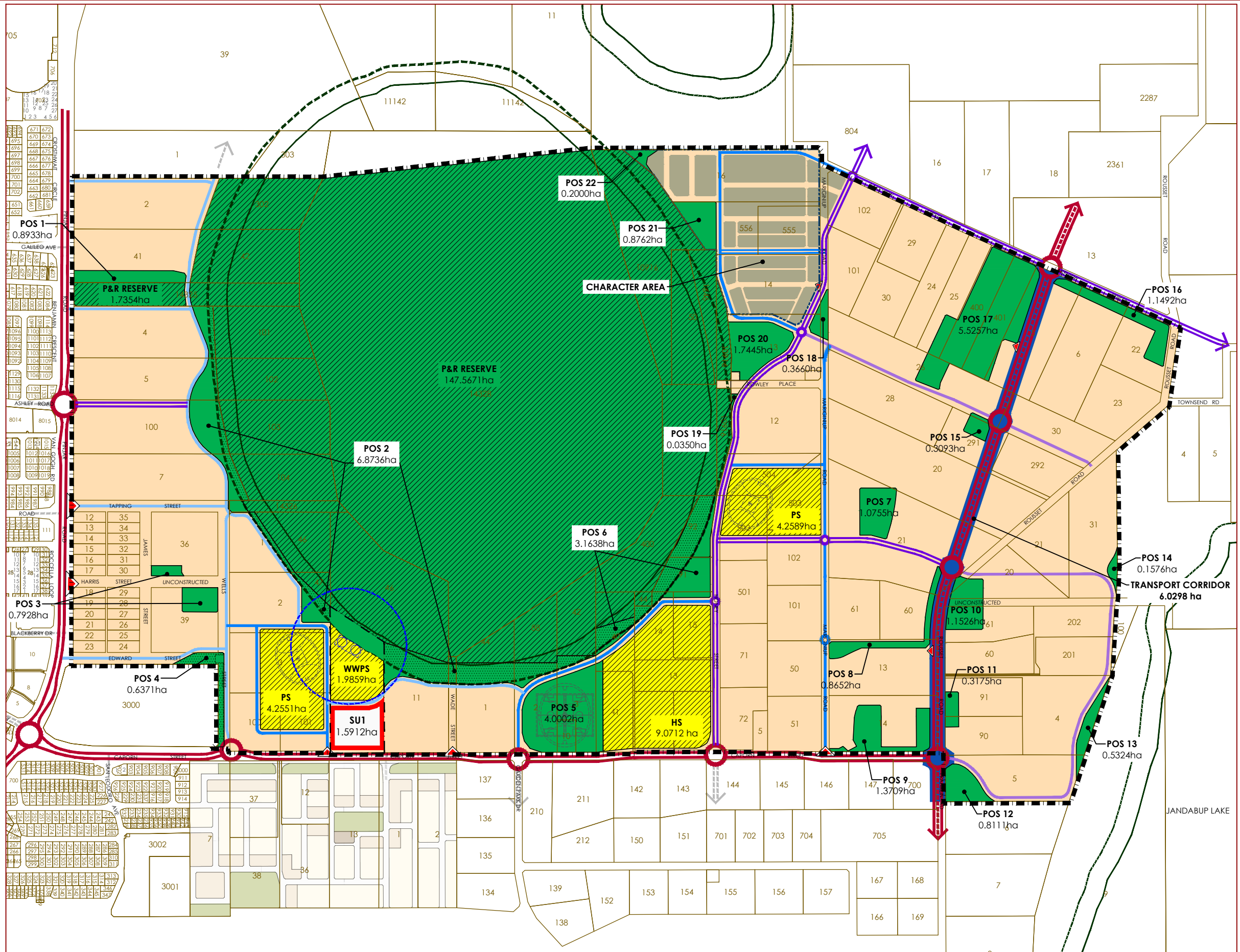
- TRANSPORT CORRIDOR (40m)
- INTEGRATOR A (35m)
- NEIGHBOURHOOD CONNECTOR A (25m)
- NEIGHBOURHOOD CONNECTOR B (20m)
- ACCESS STREET A (24m)
- ACCESS STREET B (17.9m)
- ACCESS STREET C (15m**)
- INDICATIVE EXTERNAL ROADS
- ROUNDABOUT INTERSECTION***
- LEFT-IN/LEFT-OUT INTERSECTION***

OTHER

- CHARACTER AREA*
- CONSERVATION AREA
- 150m ODOUR BUFFER TO WWPS
- WETLAND CORE
- 50m WETLAND BUFFER
- RAPID TRANSIT ROUTE
- GREEN STREET*

NOTES:

- *REFER TO STRUCTURE PLAN REPORT FOR DETAIL.
- **MAY BE REDUCED TO 13m ADJACENT TO PUBLIC OPEN SPACE (EXCLUDING AREAS IDENTIFIED FOR CONSERVATION PURPOSES), OR 10m WHERE USED AS A CONTROLLED ACCESS PLACE.
- ***ALL OTHER INTERSECTIONS TO BE PRIORITY CONTROLLED.



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PART TWO | EXPLANATORY SECTION

1. PLANNING BACKGROUND

1.1 INTRODUCTION AND PURPOSE

This Local Structure Plan has been prepared on behalf of Hesperia Property Pty Ltd in accordance with the WAPC's *WA Planning Manual – Guidance for Structure Plans* (August 2023) and the deemed provisions of the City of Wanneroo *District Planning Scheme No.2* to guide the subdivision and development of land in 'Precinct 7 - Lake Mariginiup' as identified in the *East Wanneroo District Structure Plan (2021)* (District Structure Plan – DSP).

The Local Structure Plan has been prepared by Burgess Design Group with inputs from a multidisciplinary team comprising:

- | | |
|--------------------------------|--|
| ▪ SLR Consulting | Environmental Assessment Report
Vegetation Survey and Black Cockatoo Assessment |
| ▪ SLR Consulting/Pentium Water | Local Water Management Strategy |
| ▪ Linfire Consultancy | Bushfire Management Plan |
| ▪ Douglas Partners | Geotechnical Investigations |
| ▪ Stantec | Transport Impact Assessment |
| ▪ Emerge | Landscape Masterplan |
| ▪ TABEC | Infrastructure Servicing Report |
| ▪ Llyod George | Transportation Noise Assessment |

This Local Structure Plan provides a synthesis of all available information and sets out a planning framework to guide the future development of Precinct 7 - Lake Mariginiup.

1.2 LAND DESCRIPTION

1.2.1 LOCATION

The site is located approximately two kilometres north-east of the Wanneroo Town Centre, and 25 km north of the Perth Central Business District.

The site is generally bound by Mariginiup Lake and Lakeview Street to the North, Jandabup Lake to the east, Caporn Street to the south and Pinjar Road to the west (refer **Figure 1 – Location Plan**).

1.2.2 AREA AND LAND USE

The Local Structure Plan encompasses 394.7439 ha of land and some 127 landholdings owned by nearly 100 landowners.

Existing uses include a mixture of rural residential, market gardening, agri-business (mushroom farm, tree farm etc.), hobby farms and equestrian activities, together with areas of remnant vegetation and wetlands known to have environmental values (refer **Figure 2 – Aerial Photograph**).

The Local Structure Plan area includes Mariginiup Lake, a classified Registered Aboriginal Site associated with hunting and mythology, and Berriman House, located at 89 Caporn Road, which is a registered heritage site.

1.2.3 PRECINCT 7 BOUNDARY

The Local Structure Plan boundary includes minor variations to that indicated in the District Structure Plan. The proposed changes include:

- The exclusion of a small portion of land in the south-western corner of the Precinct (Caporn Park).

This area is an existing Parks and Recreation reserve under the Metropolitan Region Scheme for which no planning changes are proposed. As such, a Local Structure Plan would have no bearing on the use of this land.

- The inclusion of land in the north-western corner of the Precinct, including Lots 2 & 41 Pinjar Road and a portion of existing Parks and Recreation reserve.

The Water Corporation has advised that these lots will accommodate a sewer pressure main that is necessary to service Precinct 7 (and the broader locality) that must be routed around a natural high-point at the western end of Lots 4 & 5 Pinjar Road. The boundary depicted under the District Structure Plan falls on this high point. As such, including

additional land to the north will allow for more efficient, effective and integrated planning of this vital infrastructure.

- The inclusion of Lot 5 Franklin Road, in the south-east corner of the Precinct.

Lot 5 Franklin Road has been included within the Local Structure Plan to allow flexibility with the ultimate location of the Transport Corridor, providing for an easterly extension of Caporn Street if needed. Given the proposed roundabout at the intersection of the Transport Corridor and Caporn Street, plus the retention of some natural vegetation at this location, the inclusion of Lot 5 is considered integral to the project.

1.2.4 CONSOLIDATED LOCAL STRUCTURE PLANS

Figure 3 – Consolidated LSP Plan shows how Precinct 7 integrates with Precincts 8 & 15 to the north (current LSPs prepared by others) together with the northern portion of Precinct 6 to the south (future LSP being prepared by others).

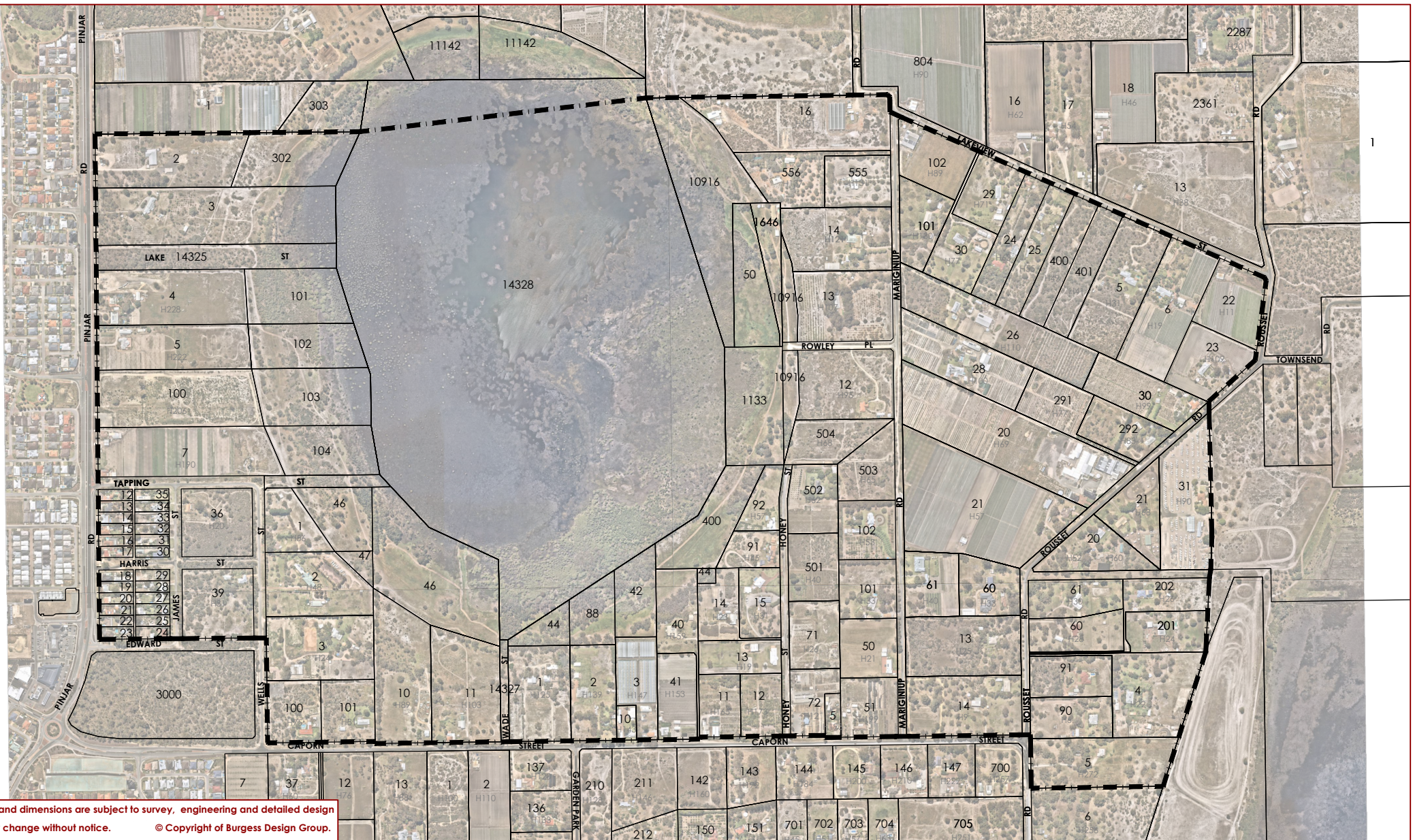
The plan also shows the layout of the approved Local Structure Plan for land south of Caporn Street and west of Garden Park Drive (west and north of Precinct 6) to provide additional context along Caporn Street.

The Consolidated LSP shows how the boundaries of each precinct have been carefully integrated through developer and DPLH officer collaboration.

It should be noted that although the layouts over Precinct 6 are preliminary at this stage, the important connections of Garden Park Drive, the Parkland Link and the Transport Corridor remain per the District Structure Plan.

The Precinct 6 layout will also adopt the new Honey Street Neighbourhood Connector Road in lieu of Mariginiup Road, given the change in Precinct 7.

The combined precinct plans generally represent the framework outlined in the District Structure Plan.



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LEGEND



Subject Land



NORTH



SCALE 1:12,500 (A4)

**FIGURE 2: AERIAL PHOTOGRAPH
PRECINCT 7 - LAKE MARIGINIUP**

LEGEND

MRS RESERVES

PARKS AND RECREATION

LOCAL SCHEME

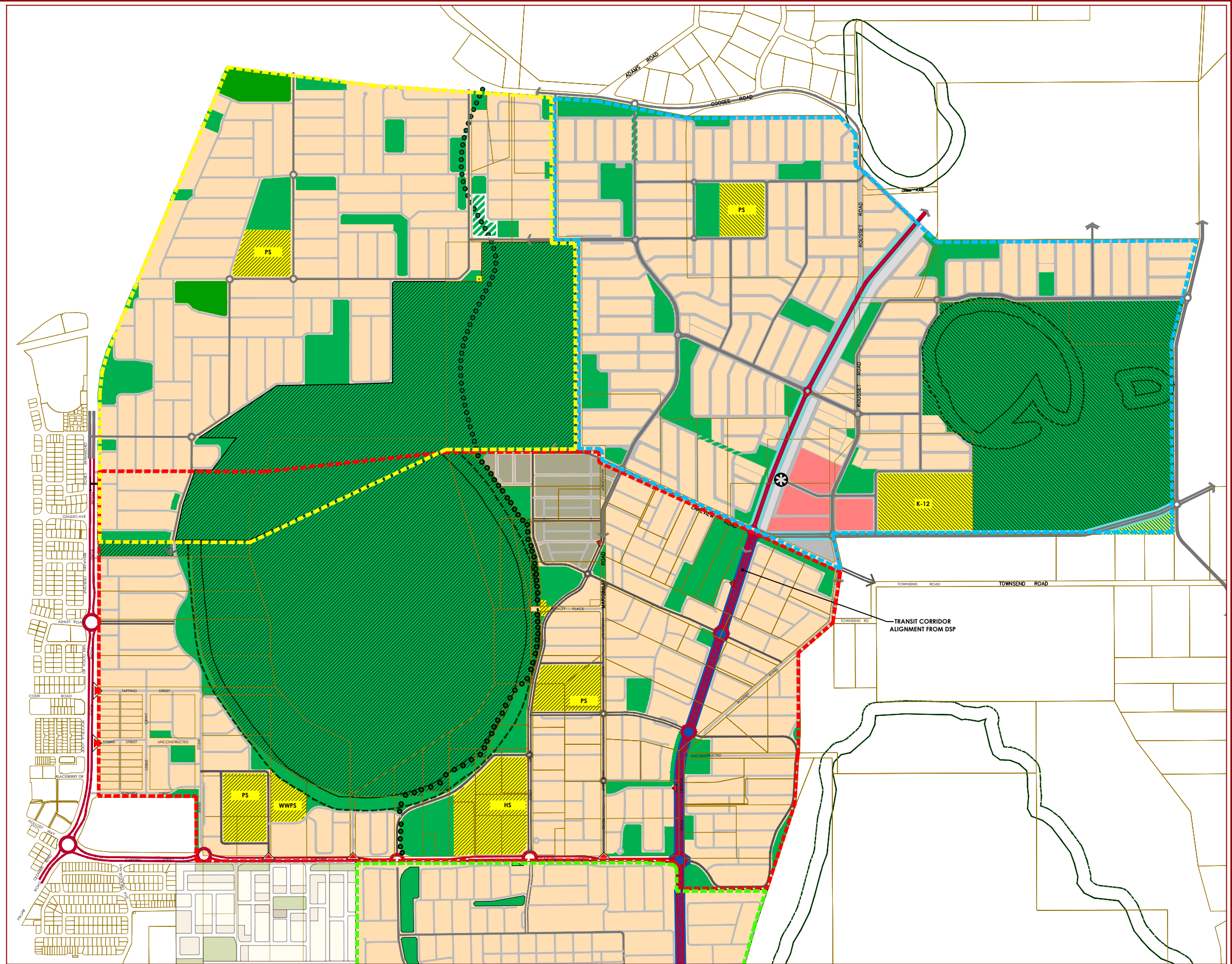
- PRECINCT 6
- PRECINCT 7
- PRECINCT 8
- PRECINCT 15
- RESIDENTIAL
- CHARACTER AREA
- TOWN CENTRE
- PUBLIC OPEN SPACE
- PARKLANDS (SUBJECT TO CONFIRMATION)
- RURAL
- PUBLIC PURPOSES - HIGH SCHOOL
- PUBLIC PURPOSES - PRIMARY SCHOOL
- PUBLIC PURPOSES - WATER CORPORATION
- PUBLIC PURPOSES - UTILITIES
- PUBLIC PURPOSES - SCHOOL
- LOCAL CENTRE
- TRANSIT STATION (INDICATIVE LOCATION)

MOVEMENT NETWORK

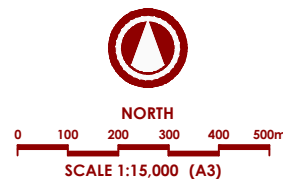
- INTEGRATOR A
- NEIGHBOURHOOD CONNECTOR
- ACCESS STREET
- LEFT-IN/LEFT-OUT INTERSECTION

OTHER

PARKLAND LINK



**FIGURE 3: CONSOLIDATED LSP PLAN
PRECINCTS 7, 8, 15 AND PART PRECINCT 6
MARIGINIUP**



1.2.5 LEGAL DESCRIPTION AND OWNERSHIP

This Local Structure Plan applies to 127 individually owned lots, being those contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.

A landownership schedule is provided at **Appendix 1** to show current landownership within the Local Structure Plan area as at 18 December 2023.

1.2.6 PROPONENT

This Structure Plan has been prepared by Burgess Design Group and the technical consulting team listed in section 1.1, on behalf of Hesperia Property Pty Ltd, the lead developer within Precinct 7.

Land Group WA Pty Ltd, Elberton Property and Wolfdene, all developer landowners within the Precinct have also provided technical inputs into the Local Structure Plan as part of our collaborative process and are supportive of the LSP.

2. PLANNING FRAMEWORK

2.1 ZONING AND RESERVATIONS

2.1.1 METROPOLITAN REGION SCHEME

The majority of the Local Structure Plan Area is zoned 'Urban Deferred' under the *Metropolitan Region Scheme*. Portions of the site are reserved for 'Parks and Recreation' and designated as a 'Bush Forever Area', generally being Mariginiup Lake. Refer **Figure 4 – MRS Map**.

This Local Structure Plan is expected to facilitate an amendment(s) to lift the urban deferment and put an Urban zone in place that will allow development to proceed, as outlined in Section 2.2.6 of the East Wanneroo District Structure Plan.

In accordance with both the WAPC's *Lifting of Urban Deferment Guidelines* and the DSP, this Local Structure Plan provides:

- A Local Structure Plan to guide development of the Precinct;
- Confirmation of the availability of water and wastewater services; and
- Other technical information relevant to support the future subdivision and development of the area.

Given the scale of Precinct 7, the nature of various environmental elements and the varying intentions of the participating developers, the Lifting of Urban Deferment process may be proposed on a staged basis within the Local Structure Plan area.

2.1.2 CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2

The majority of the land is zoned 'Rural Resource' and 'General Rural' under the *City of Wanneroo District Planning Scheme No.2* (refer **Figure 5 – DPS2 Map**).

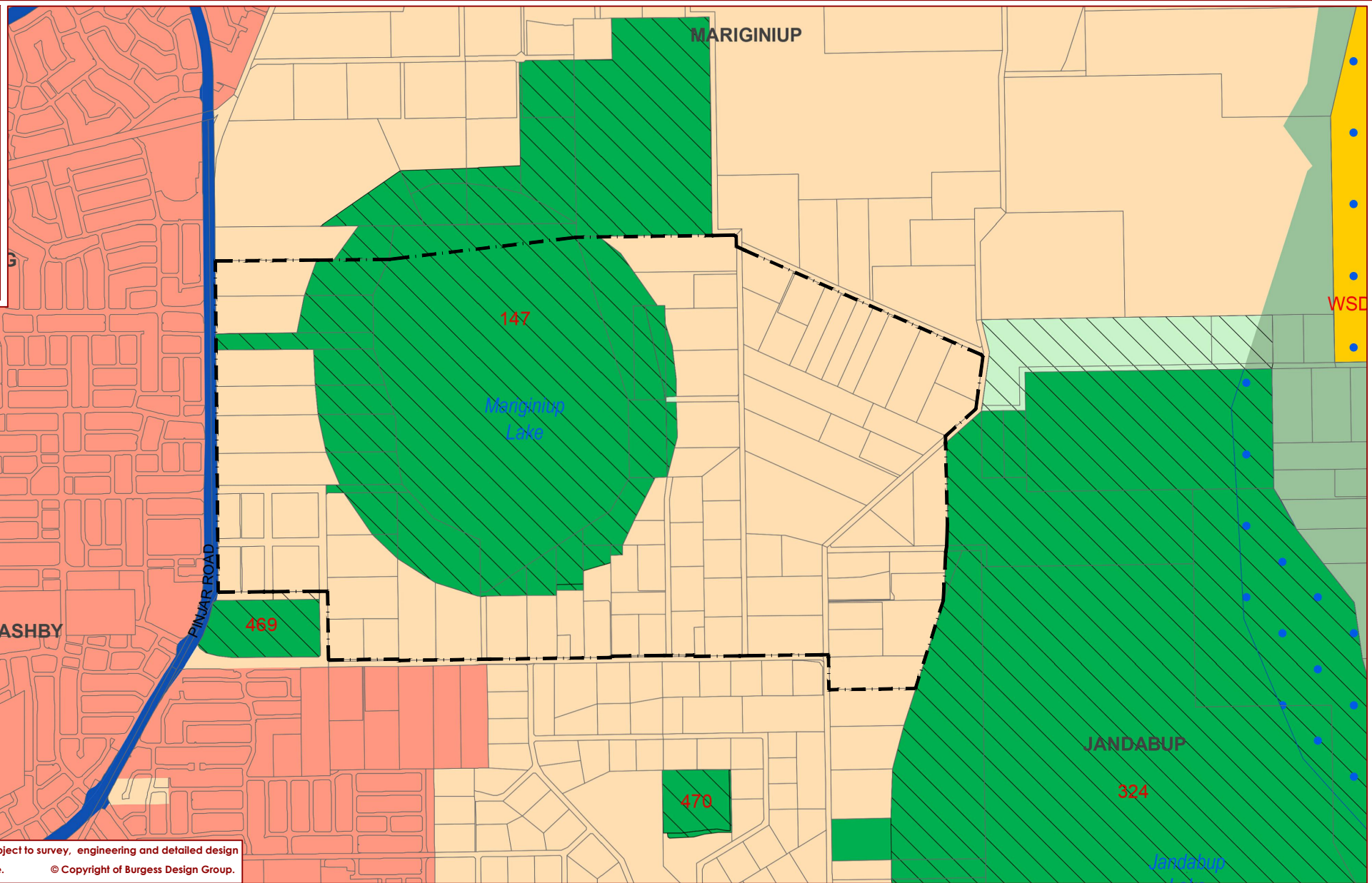
This Local Structure Plan is expected to facilitate an amendment to rezone the land 'Urban Development'.

Pursuant to the District Structure Plan, the Western Australian Planning Commission may undertake this amendment concurrently with the lifting of urban deferment. The 'Urban Development' zone would then facilitate the implementation of the Local Structure Plan.

The objectives of the 'Urban Development' zone are to:

- a) designate land for future urban development;
- b) provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process;
and
- c) enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.

- Legend**
- Reserved lands**
- Regional open space
 - State forests
 - Water catchments
- Reserved roads**
- Primary regional roads
 - Other regional roads
- Zones**
- Urban
 - Urban deferred
 - Rural
 - Rural - water protection
- Notice of delegation**
- (Site No) Bush forever area

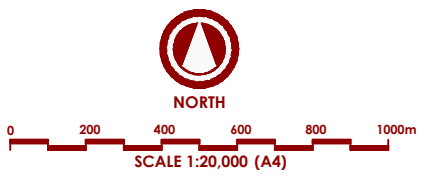


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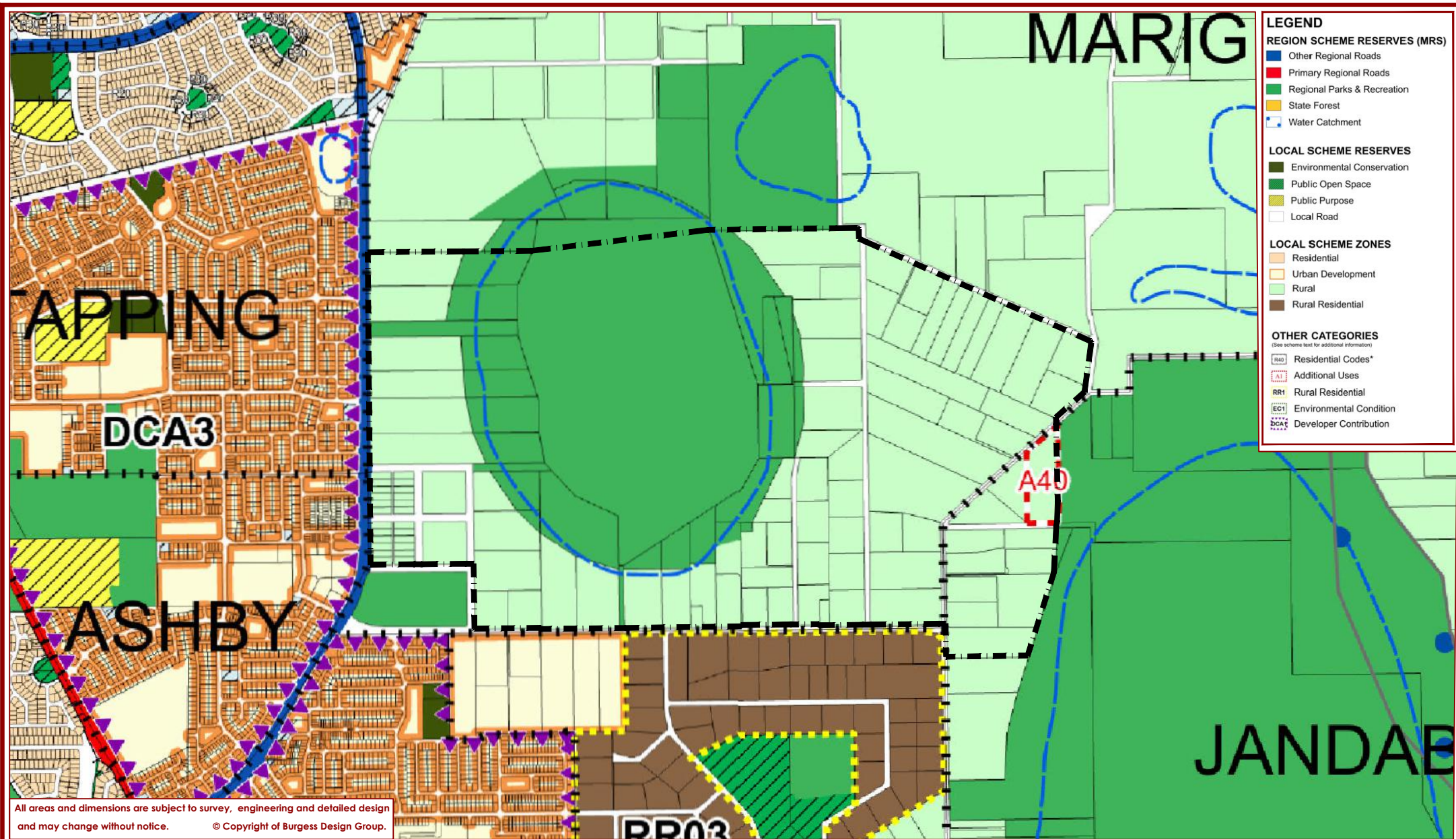


LEGEND

Subject Land



**FIGURE 4: METROPOLITAN REGION SCHEME
PRECINCT 7 - LAKE MARIGINIUP**



LEGEND



Subject Land



NORTH



SCALE 1:20,000 (A4)

**FIGURE 5: DISTRICT PLANNING SCHEME NO.2
PRECINCT 7 - LAKE MARIGINIUP**

2.2 DISTRICT STRUCTURE PLAN

2.2.1 EAST WANNEROO DISTRICT STRUCTURE PLAN (2021)

The District Structure Plan guides the development of 8,300 hectares of urban land within the broader East Wanneroo locality (refer **Figure 6 – DSP Map**).

This Local Structure Plan responds to the objectives of the District Structure Plan as follows:

- The proposed land uses are consistent with those set out in the District Structure Plan, including community facilities such as the Parkland Link and a High School, together with infrastructure such as the Waste Water Pumping Station;

The Parkland Link is retained in the position shown on the DSP and enhanced through collocation with a 4ha active public open space area, providing both recreational connectivity and high quality vistas through to Lake Mariginiup.

The High School site was depicted on the DSP as being located between Honey Street and Mariginiup Road north of and abutting Caporn Street. This Local Structure Plan proposes to move the High School marginally westwards to be west of and abutting Honey Street, while also remaining abutting Caporn Street. This location is more suitable with regard to site levels and also provides for collocation with Lake Mariginiup as part of the overall vision for the Precinct (as previously outlined herein).

The Waste Water Pumping Station is shown on the DPS across Wade Street (an un-made road reserve), north of Caporn Street at the southern end of Lake Mariginiup. Following consultation with Water Corporation, the Local Structure Plan shows this facility on Lot 10 Caporn Street, however, it is noted that this location may be finetuned during the LSP assessment process.













Collaboration with Water Corporation continues in this regard.

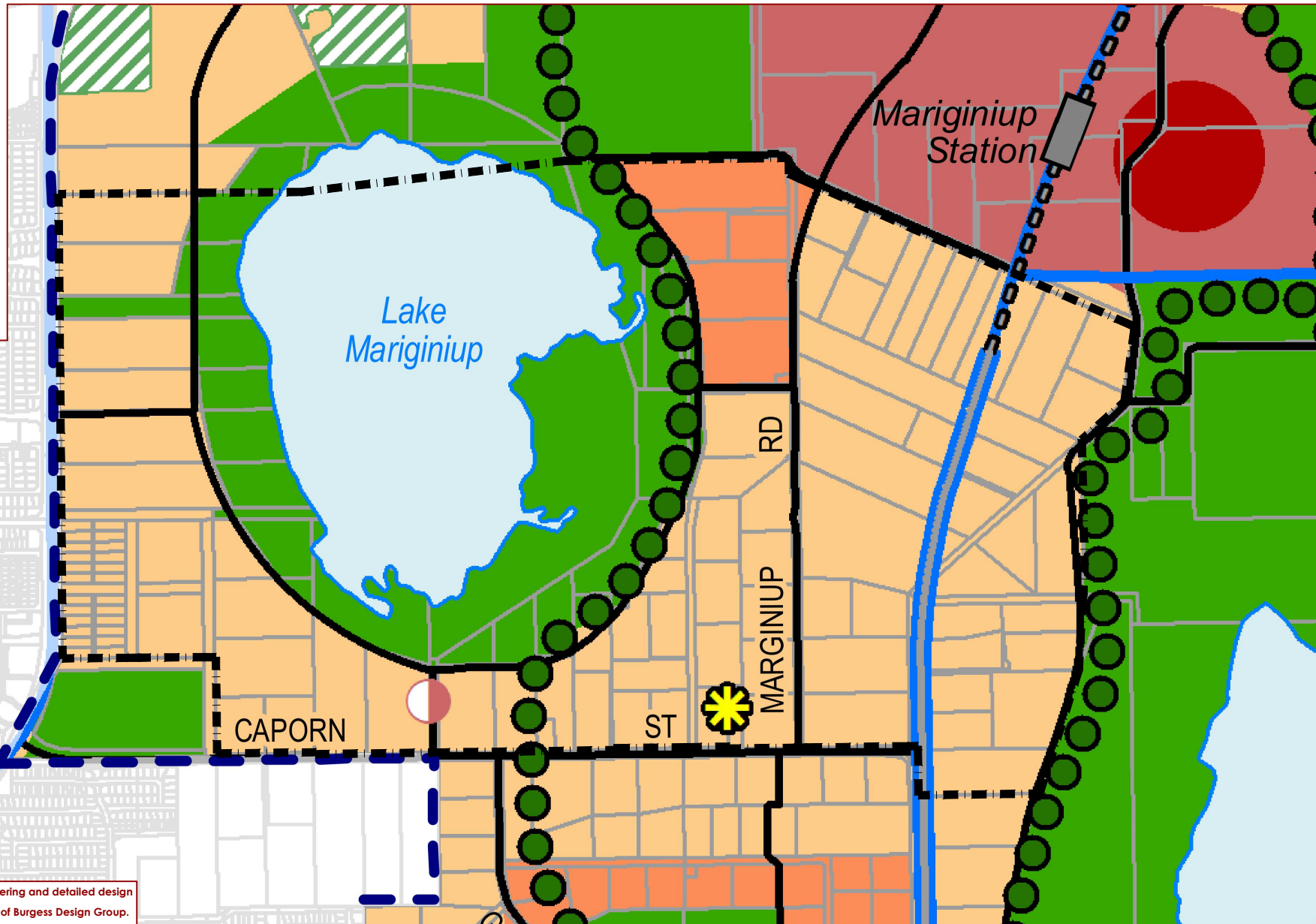
- The Local Structure Plan depicts densities that are consistent with the objectives of the District Structure Plan and the planned character of Precinct 7; and,

- The Local Structure Plan designates a 40-metre-wide Transport Corridor running north-south through the Precinct, as an extension of Franklin Road, in accordance with the DSP. It is noted that this DSP alignment traverses an area of high-quality vegetation at the northern end of the Precinct adjacent to Lakeview Street and as a result it is anticipated the alignment may be reviewed in collaboration with the WAPC as part of this LSP assessment. It is anticipated that any changes to the Transport Corridor alignment (and thus also adjacent urban areas) post approval of the Local Structure Plan would be subject to an LSP amendment.

A summary of the outputs identified in the District Structure Plan that need to be addressed in the Local Structure Plan is provided in **Table 7** below:

TABLE 7: STRUCTURE PLAN OUTPUTS		
STRUCTURE PLAN OUTPUTS	PROVIDED	REFERENCE
MOVEMENT NETWORK		
Road Cross Section (Neighbourhood connectors and Parkland links)	✓	5.6, Appendix 7
Integrator Arterial Noise Management Response	✓	5.10, Appendix 9
OPEN SPACE		
Bushland Interface	✓	5.2.1, Appendix 6
Foreshore or Wetland Interface	✗	The EAR identified that a Wetland Buffer and Wetland Management Plan would be required to address buffers and the overall integration of the development with the existing wetlands (by DPLH under District DCP).
SCHOOLS AND COMMUNITY FACILITIES		
Primary Schools	✓	5.8
High School	✓	5.8
MISCELLANEOUS		
Aboriginal Heritage	✓	3.5.1
European Heritage	✓	3.5.2

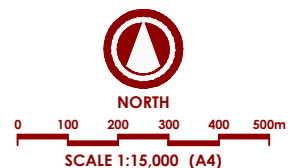
- LEGEND**
-  PRECINCT 7 LSP AREA
 - DRAFT EAST WANNEROO DSP**
 -  SUBURBAN NEIGHBOURHOOD
 -  URBAN NEIGHBOURHOOD
 -  CHARACTER AREAS
 -  PARKLANDS
 -  PARKLAND LINK
 -  HIGH SCHOOL
 -  WASTEWATER PUMP STATION
 -  TRANSIT STATION
 -  TRANSIT CORRIDOR (UNDERGROUND)
 -  TRANSPORT CORRIDOR
 -  NEIGHBOURHOOD CONNECTOR



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- LEGEND**
-  Subject Land



**FIGURE 6: EAST WANNEROO DSP MAP
PRECINCT 7 - LAKE MARIGINIUP**

2.3 PLANNING STRATEGIES

2.3.1 DIRECTIONS 2031 (2010)

Directions 2031 (2010) establishes the vision for future growth of the Perth Metropolitan and Peel regions. It envisages 'a world class liveable city; green, vibrant, more compact and accessible with a unique sense of place'.

The Local Structure Plan satisfies the objectives of *Directions 2031* in the following ways:

- The Local Structure Plan facilitates urban development that is efficient and equitable in its design and use of resources;
- The Local Structure Plan satisfies the density target of 15 dwellings per gross urban zoned hectare;
- The proposed development forms part of a planned and integrated growth corridor; and
- The development will help to support the creation and ongoing sustainability and patronage of major public transport and road infrastructure planned for the area.

2.3.2 NORTH WEST SUB-REGIONAL PLANNING FRAMEWORK (2018)

The *North West Sub-Regional Planning Framework* (2018) sets out an integrated planning framework for land use and infrastructure in the sub-region.

The Local Structure Plan complies with the key objectives of the framework, as follows:

- The Local Structure Plan facilitates urban development consistent with the 'Urban Expansion' classification in the framework;
- The Local Structure Plan responds directly to the ecological values of the site through comprehensive planning that provides opportunities for recreation, landscape retention and management;
- The Local Structure Plan promotes a consolidated urban form predicated on the designation of medium density residential uses in a manner that is sympathetic to the suburban character of its surrounds and the existing and proposed services and amenities; and,
- The sustainable use and balanced management of resources, infrastructure, bushfire risk, public transport, and other services and amenities.

2.4 PLANNING POLICIES

2.4.1 STATE PLANNING POLICY 3.6: INFRASTRUCTURE CONTRIBUTIONS (2021)

State Planning Policy 3.6: Infrastructure Contributions (2021) sets out the principles underlying development contributions and the form, content, and process for the preparation of development contribution plans.

A district level contribution plan is currently being prepared by the Western Australian Planning Commission to consider major infrastructure items across the District Structure Plan area. This process and anticipated timing is outlined further in **Section 5.12.e**

Additionally, it is expected that a Local Development Contribution Plan will be prepared by the proponents of the Local Structure Plan and submitted to the City of Wanneroo for review prior to lodgement of a scheme amendment request. This proposed Local Development Contribution Plan will apportion the cost of shared infrastructure through the Local Structure Plan, principally including major roads and public open space.

A list of suggested contribution items is provided at **Section 5.12** of this report.

2.4.2 STATE PLANNING POLICY 3.7: PLANNING IN BUSHFIRE PRONE AREAS (2015)

State Planning Policy 3.7: Planning in Bushfire Prone Areas (2015) aims to preserve life and reduce the impact of bushfire on property and infrastructure.

Portions of the site and its surrounds are located within a designated bushfire prone area. As such, a *Bushfire Management Plan* has been prepared to address the objectives of the policy and respond appropriately and pro-actively to the bushfire risk, as set out in **Section 3.4** of this report and attached at **Appendix 4**.

2.4.3 CITY OF WANNEROO LOCAL PLANNING POLICY 5.3: EAST WANNEROO (2023)

The purpose of *Local Planning Policy 5.3: East Wanneroo (2023)*, as adopted by the City of Wanneroo in November 2023, is to:

1. Provide guidance on the consideration of planning proposals within the East Wanneroo District Structure Plan (EWDSP) area;
2. Ensure East Wanneroo is developed in a manner and standard which optimises the development of the public realm, and
3. Supplement the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

The objectives of the Local Planning Policy are states as follows:

1. To ensure any subdivision and development within the EWDSP area will not compromise the progression of development in accordance with the EWDSP;
2. Enable the continued lawful use of land in a manner that will not compromise development in accordance with the EWDSP;
3. Ensure the vision of the EWDSP and the City's Place Framework is achieved;
4. To provide guidelines on road design, including minimum reserve widths and requirements for footpaths and shared paths;
5. To provide details for landscaping standards, including street tree selection and landscaping species to be planted within road reserves;
6. To develop design standards for parkland links and public open space;
7. To outline development standards for works within the public realm;
8. Outline information to be submitted to support local structure plans; and
9. To provide local interpretation of the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

This Local Structure Plan complies with the Local Structure Plan requirements of the policy, as follows:

- The District Developer Contribution Plan is currently being prepared and is anticipated to be advertised for public comment in early 2024 (refer to **Section 4.3.3 at Part 1** and **Section 5.12 at Part 2**). Formal lodgement and acceptance of the Local Structure Plan has been specifically coordinated to be concurrent with the District DCP advertising period
- The Local Structure Plan is submitted to help inform the MRS Amendment for regional reserves, specifically as minor variations to

some of these elements are proposed (such as the High School location) as a result of the detailed technical analysis undertaken for the Precinct.

- Precinct 7 will not prejudice development of the broader East Wanneroo District Structure Plan area and forms an essential part of the delivery of key infrastructure to the area given it contains a major waste water pumping station that services a significant catchment
- The Local Structure Plan is consistent with the requirements of the East Wanneroo District Structure Plan and the Deemed Provisions as demonstrated in **Sections 2.2.1 & 5**.
- A Sense of Place Statement is included in **Section 4** and attached at **Appendix 10**. The Sense of Place statement has been prepared in consultation with the City and addresses the criteria set out in the policy.
- Prior to formal lodgement of the Local Structure Plan informal consultation has continued with the City to progress the resolution of any planning issues identified in the East Wanneroo District Structure Plan, LPP 5.3 and this Local Structure Plan.

2.5 OTHER APPROVALS AND DECISIONS

2.5.1 REQUIREMENTS TO LIFT THE URBAN DEFERMENT

Metropolitan Region Scheme Amendment 1308/41 specifies the following items must be addressed prior to lifting the urban deferment:

- A District Structure Plan being approved.
- Confirmation of the provision of water and wastewater infrastructure;
- A District Water Management Strategy being approved by the Department of Water;
- The completion of sand extraction activities affecting land within a 500m buffer in the north-eastern portion of the East Wanneroo area, as applicable (note: this is not relevant to the Precinct 7 Local Structure Plan); and,
- A bushfire hazard assessment being undertaken to the satisfaction of the Department of Fire and Emergency Services.

The requirements to lift the urban deferment has been satisfied as follows:

- The District Structure Plan has been approved by The Western Australian Planning Commission (WAPC);
- Planning for district-level infrastructure is being progressed by the Western Australian Planning Commission, which is supplemented by an Engineering Infrastructure Report (TABEC, 2023) and Local Water

Management Strategy (SLR Consulting, 2023) prepared to support the Local Structure Plan;

- The District Water Management Strategy (Urbaqua, 2021) has been approved by the Department of Water and Environmental Regulation;
- The Local Structure Plan is not affected by the 500-metre buffer for sand resources.
- A Bushfire Management Plan (Linfire Consultancy, 2023) has been prepared to support future development within the Local Structure Plan area.

2.6 COMMUNITY AND PRE-LODGEEMENT CONSULTATION

The coordinated assembly of land within Precinct 7 has been ongoing for more than seven years. The process is highly collaborative, transparent and engaging to ensure every landowner has the opportunity be involved in, or at least be aware of, the project.

The collaboration process has involved numerous whole of precinct landowners meetings, regular small group meetings and individual landowner meetings. Moreover, regular written updates are provided (addressed personally) to all landowners to inform them of progress and to invite them to collaborate.

A project timeline was prepared early in the assembly process to provide guidance to landowners in relation to the various elements of the technical process, how the assembly works and when they could anticipate development would ultimately commence.

This timeline was continually extended (due to planning approval process matters outside of the control of the project team), however, the landowners were kept informed as part of the collaborate process.

Additional elements of the collaborative process have included submissions made on the WAPC Frameworks and District Structure Plan on behalf of participating landowners and the monitoring of the MRS Amendment. The submissions, made by Burgess Design Group reflected the results of technical work completed to that time and also the aspirations of various landowners within the Precinct.

Some 10 to 15 years ago there was a highly active and coordinated group of landowners within Precinct 7 who lobbied state and local government to progress urbanisation of the area. As such, many of the landowners are supportive of development and have some understanding of the approval processes.

Hesperia continues this assembly and landowner consultation process, with the most recent whole of precinct landowner group meeting held in late November 2021 to provide an update on progress and answer queries from landowners. Another whole of precinct landowner meeting was scheduled for 5 December 2023 to provide a final update to landowners prior to lodgement of this Local Structure Plan, however, it was rescheduled to late January 2024 as a result of the Mariginiup bushfire.

Additional landowner associated consultation has also occurred with various state and local government approval agencies, including:

- Department of Planning, Lands & Heritage
- City of Wanneroo
- Department of Education
- Water Corporation

As outlined in **Table 8**, consultation has also included briefings to the Technical Advisory Group (TAG) and a visioning and place making presentation/discussion held with officers of the City of Wanneroo.

The consultation process has been, and will continue to be, highly collaborative and inclusive, giving landowners, key stakeholders and government agencies every opportunity to be engaged in discussion as land assembly/acquisition and planning/technical processes continue.

Ongoing liaison and meetings with the Department of Planning, Lands & Heritage, the City of Wanneroo and Water Corporation have been instrumental in shaping the Local Structure Plan and will continue to do so during the assessment period.

TABLE 8: PRE-LODGE MENT CONSULTATION			
AGENCY	DATE	METHOD	OUTCOME
Landowners	November 2016 - present	Precinct 7 landowners - direct consultation	Burgess Design Group has assisted landowners in discussions with the WAPC, and in liaison with developer groups.
	December 2019	Draft East Wanneroo District Structure Plan - Landowners meeting and direct consultation	East Wanneroo District Structure Plan endorsed by the Western Australian Planning Commission in November 2020.
Community groups	-	-	None identified
Local Government	April 2021	Design workshop	Feedback received from City of Wanneroo regarding drainage and water management, sense of place, traffic, and community facilities.
	July 2021	Place making presentation and meeting	List of design principles developed to inform the Local Structure Plan design.
	18 October 2021	Place making	Place making response to technical documents.
	19 May 2021	Pre-lodgement meeting	Presentation and discussion on the Local Structure Plan.
	2022 to present	Ongoing liaison and meetings	Discussion and review of draft Local Structure Plan proposals and various technical and approval process details
Dept. of Planning, Lands & Heritage	June 2021	Meetings, phone & email correspondence	Monitor release of the DWMS, finalisation of proposed precinct boundary changes, and arrange attendance at TAG meetings.

	14 October & 3 December 2021 & 23 October 2023	Technical Advisory Group (TAG) meetings	Continued briefing on updates and progress of Precinct 7. Presentation of District Water Management Strategy by DPLH and updates from Precincts 7, 8 and 15 developers
Dept. of Water & Environmental Regulation	September 2021 - present	Phone & email correspondence	Discussion in relation to drainage and water management requirements.
Dept. of Education	February 2021, May 2021 - present	Meetings, phone & email correspondence	Location of high school and primary school sites discussed ongoing
Dept. of Health	-	-	-
Public Transport Authority	Ongoing		Through the TAG process and with DPLH
Environmental Protection Agency	1 December 2016	Formal correspondence	EPA decision on MRS Amendment 1308-41 - Preliminary key environmental factors identified include flora and vegetation, terrestrial fauna, inland water environmental quality, amenity and human health. The EPA's recommendation to support the MRS amendment subject to the management of these key environmental factors during the Local Planning Scheme and Local Structure Planning processes applicable to this site. It is noted no formal assessment was required
Western Power	-	-	-

ATCO	-	-	No gas infrastructure provided within the Local Structure Plan area.
Water Corporation	June 2021-present	Meetings, phone & email correspondence	Ongoing discussions regarding the location of key infrastructure.
Telstra	-	-	-
Non-government school providers	November 2021	Meetings, phone & email correspondence	Possible Baptist K-12 school within the Local Structure Plan area
Dept. of Communities	-	-	-
Dept. of Biodiversity, Conservation and Attractions	July 2021 to present	Phone & email correspondence	Discussion in relation to wetland buffers and management requirements for wetlands and overall water management applicable to the proposal.
	October 2021	Meeting	Discussion of WWPS alignment in Parks and Recreation Reserve.
Other	-	-	-

3. SITE CONDITIONS AND CONSTRAINTS

A Context and Constraints Plan (refer **Figure 7**) has been prepared to illustrate the main issues discussed herein.

3.1 ENVIRONMENTAL ASSESSMENT

An *Environmental Assessment Report (2023)* (EAR) has been prepared by SLR Consulting (refer **Appendix 2**) to support the preparation and implementation of the Local Structure Plan. The EAR provides a synthesis of information from a range of sources regarding the environmental features, attributes, and values of the site, including the findings of the following reports:

- Vegetation Survey and Black Cockatoo Assessment (SLR Consulting)
- District Water Management Strategy (Urbaqua)
- Local Water Management Strategy (SLR Consulting)
- East Wanneroo Integrated Water Management Strategy (IWMS)
- Bushfire Management Plan (Linfire Consultancy)

The main findings of these reports are summarised below. A Context and Constraints Plan (refer **Figure 7**) has also been prepared to illustrate the issues discussed herein.

3.2 BIODIVERSITY AND NATURAL AREA ASSETS

3.2.1 FLORA

A *Vegetation Survey and Black Cockatoo Assessment* (SLR Consulting, 2021) found that the majority of the survey area was in a 'completely degraded' condition (107.10ha, approx. 43%), having been historically cleared for market gardens, housing, domestic gardens and infrastructure. The remaining land includes more intact native vegetation that is present in predominantly smaller areas in 'very good' (1.52ha) and 'good' (1.06ha) condition with these areas to be retained in perpetuity via inclusion in Public Open Space.

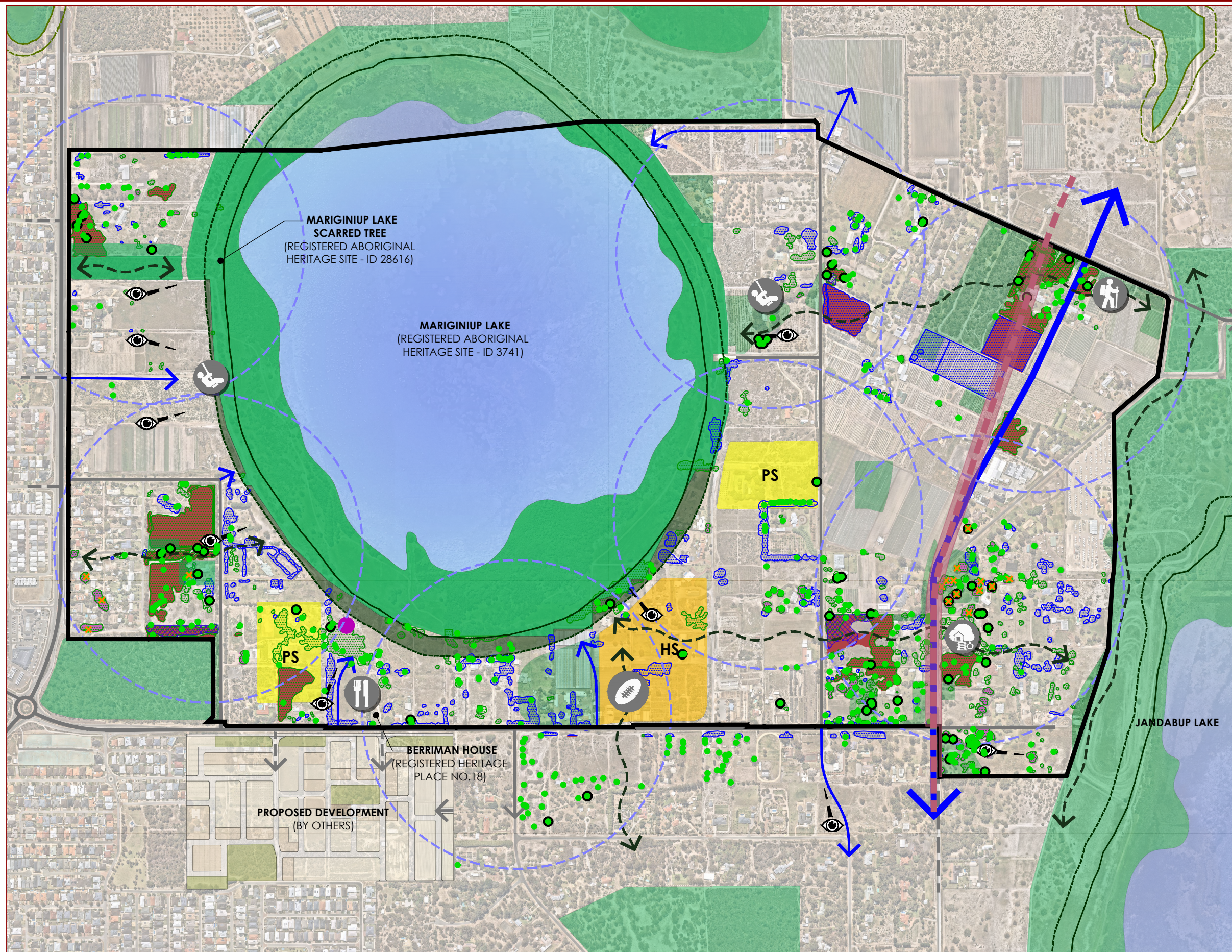
No threatened flora species pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* and/or gazetted as threatened/declared rare

flora pursuant to the *Biodiversity and Conservation Act 2016* were recorded during the survey.

One threatened flora species, *Caladenia huegelii*, is considered to have a medium likelihood of occurring within the site. Two spring surveys completed to date (2020 and 2021) did not confirm the presence of *Caladenia huegelii* within the site. Given the extent of land set aside for conservation purposes, the Local Structure Plan is considered to afford a high degree of protection. To comprehensively address the presence/absence and the likelihood of this flora species occurring within the site, a third targeted survey for *Caladenia huegelii* was undertaken in early spring (during the species known flowering period i.e. early September) in 2022 and no species were identified.

One priority species as listed by Department of Biodiversity, Conservation and Attractions, *Jacksonia sericea*, was recorded within four quadrats within the Local Structure Plan area. The presence of the species is unlikely to form a statutory constraint for the Local Structure Plan. Nonetheless, a number of the recorded locations align with areas of public open space identified for conservation purposes, being POS 1 and POS 10.

- LEGEND**
- STRUCTURE PLAN AREA
 - EXISTING RESERVE
 - HIGH SCHOOL
 - PRIMARY SCHOOL
 - EXISTING MOVEMENT NETWORK
 - PROPOSED MOVEMENT NETWORK
 - DSP TRANSPORT CORRIDOR ALIGNMENT
 - PROPOSED TRANSPORT CORRIDOR ALIGNMENT
 - VIEWS TO LAKE
 - PLAYGROUND
 - RECREATION
 - HOSPITALITY
 - ACTIVE OVAL
 - PARKS
 - 400m WALKABLE CATCHMENTS
- ENVIRONMENTAL CONSIDERATIONS**
- WETLAND BOUNDARY
 - WETLAND BUFFER
 - WASTE WATER PUMP STATION
 - POSSIBLE BANKSIA WOODLAND
 - POSSIBLE TUART WOODLAND
 - MAPPED VEGETATION UNITS
 - VERY GOOD CONDITION
 - GOOD CONDITION
 - VERY HIGH QUALITY FORAGING HABITAT
 - HIGH QUALITY FORAGING HABITAT
 - POTENTIAL BLACK COCKATOO BREEDING TREES
 - POTENTIAL BLACK COCKATOO BREEDING TREES WITH HOLLOWES
 - TUART (EUCALYPTUS GOMPHOCEPHALA)
 - OPPORTUNITIES FOR GREEN LINKS
 - PROPOSED POS IN LSP



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



FIGURE 7: CONTEXT & CONSTRAINTS
PRECINCT 7 - LAKE MARIGINIUP
MARIGINIUP

3.2.2 FAUNA

The site occurs within the modelled breeding distributions of the Carnaby's Black Cockatoo and Forest Red-tailed Black Cockatoo, and outside the modelled distribution of the Baudin's Black Cockatoo.

A *Black Cockatoo Habitat Assessment (360 Environmental, 2021)* identified a total of 36 trees containing hollows that are potentially suitable for breeding, however none displayed evidence of breeding such as chew marks around hollow entrances. The Local Structure Plan incorporates areas of foraging habitat and breeding trees (including hollows) into the overall design, particularly within the public open space, Regional Ecological Linkages and wetland buffers, together with road verges and lots where possible.

A Fauna Management Plan will be prepared to manage the risk to habitats and fauna during construction to reduce the risk of the introduction or distribution of pathogens or weed species to the retained vegetation and fauna habitats within the LSP area.

EPBC Referrals will be necessary in areas to address the management of black cockatoo foraging habitat and breeding and roosting trees prior to development of the Local Structure Plan. Developers are responsible for considering their obligations for referral under the *Environment Protection and Biodiversity Conservation Act 1999* and it is anticipated such referrals will be undertaken on a stage by stage basis.

3.3 LANDFORM AND SOILS

The topography of the area ranges between 48m Australian Height Datum (AHD) and 61m AHD. The land generally slopes down toward both Lake Mariginiup and Jandabup Lake.

Soil mapping indicates that the site falls within two soil systems:

- Bassendean System - Swan Coastal Plain from Busselton to Jurien. Soils comprise primarily of sand dunes and sandplains with pale deep sand, semi-wet and wet soil. The land system also comprises banksia-paperbark woodlands and mixed heaths.
- Spearwood System - Sand dunes and plains. Soils comprise primarily of yellow deep sands, pale deep sands, and yellow/brown shallow sands.

3.3.1 WETLANDS

The site contains one geomorphic wetland; Lake Mariginiup, classified as a Conservation Category Wetland. The adjacent Jandabup Lake, located in Precinct 14, is also classified as a Conservation Category Wetland.

A Wetland and Wetland Buffer Management Plan (WWBMP) and associated Foreshore Management Plan (FMP) will address wetland buffers and the overall integration of the development with the existing wetlands in this locality. It is anticipated the DPLH will manage this process given it is an element of the District DCP.

A *Local Water Management Strategy* (LWMS) prepared by SLR Consulting demonstrates the management strategies associated with the Local Structure Plan (refer **Appendix 3**).

3.4 BUSHFIRE HAZARD

Portions of the site are within a designated 'bushfire prone area'. As such, a *Bushfire Management Plan* (Linfire Consultancy, 2023) has been prepared to satisfy the requirements of State Planning Policy 3.7: *Planning in Bushfire Prone Areas (2015)* (refer **Appendix 4**).

The *Bushfire Management Plan* demonstrates that the Local Structure Plan responds to the bushfire protection criteria in the following ways:

- Location
Future development will be located in an area subject to low or moderate bushfire hazard, and outside of areas classified as BAL-40 or BAL-FZ. This will be achieved principally through the management of vegetation within the site in a low-risk state.
- Siting and design
The Local Structure Plan, through the strategic location of public roads, public open space and the use of setbacks and targeted low-threat landscaping, provides suitable separation to enable a BAL rating of BAL-29 or lower for future development across the site.
- Vehicular access
The Local Structure Plan depicts a comprehensive urban road network that satisfies requirements for providing two access routes by way of public roads. If as part of future planning, no-through roads are proposed, or required on a temporary basis for development staging, they shall be constructed to the relevant technical requirements of the *Guidelines for Planning in Bushfire Prone Areas*.
- Water
Development will be serviced by a reticulated water supply, including fire hydrants installed by the developer to Water Corporation and Department of Fire and Emergency Services standards (generally being within 200m of any dwellings).

Detailed site specific bushfire management plans will be required to support applications for subdivision approval in bushfire prone areas, which should give due consideration to the *Bushfire Management Plan* contained at **Appendix 4** together with applicable policy requirements. These management plans will also detail appropriate responses to any temporary bushfire risks as development progresses throughout the Local Structure Plan area.

In the interim, all landowners are required to comply with the requirements of the annual Firebreak Notice to maintain fuel loads at minimal/appropriate levels.

3.5 HERITAGE

3.5.1 ABORIGINAL HERITAGE

The area accommodates one registered Aboriginal Heritage Site known as 'Lake Mariginiup' (ID 3741) associated with hunting and mythology. Within the same boundary as the registered site is an unregistered site known as 'Lake Mariginiup Scarred Tree' (ID 28616). These sites are protected by the *Aboriginal Heritage Act 1972*.

The protection and enhancement of Aboriginal Heritage Sites 'Lake Mariginiup' and 'Lake Mariginiup Scarred Tree' form a fundamental part of the Local Structure Plan. These sites are preserved within a 149ha Parks and Recreation Reserve and adjoining conservation areas located at the heart of the Local Structure Plan area. This will ensure their protection in perpetuity. The design of the movement network and public realm then encourages engagement and connection to the heritage places through views, movement and a managed public interface to the sites. Included in this is the opportunity for interpretive elements that are expected to form part of the landscape.

Moreover and as outlined in the overall vision, the Local Structure Plan proposes to locate the two primary schools and one high school abutting (separated by road) Lake Mariginiup. This collocation also provides an opportunity for educational interaction with the lake, its environment and its associated heritage values.

These responses are underpinned by extensive environmental, water management and landscape strategies that will enhance the management of the significant values of the area. The design philosophy and senses of place elements of the Local Structure Plan are explored further in both **Section 4** of this report and **Appendix 10**.

Further consultation with the First Nations community, with an emphasis on connecting with country and creating a cohesive cultural narrative, will be undertaken during the Local Structure Plan assessment process, as detailed

plans are prepared for future subdivision and development within the Local Structure Plan area.

3.5.2 EUROPEAN HERITAGE

The City of Wanneroo *Municipal Heritage Inventory* identifies Berriman House, located at 89 Caporn Road, as a 'Category 2 Place of Considerable Significance'. Berriman House is an intact example of the late Federation style architecture executed in limestone, and has historic value for its association with the early settlement and development of Mariginiup.

It is highly desirable for Category 2 places to be conserved. Any alterations or extensions should reinforce the significance of the place. The conservation of the place has been considered in the formulation of this Local Structure Plan, with a 'Special Use' classification proposed to facilitate the restoration and adaptive re-use of the building. Furthermore, an interface of public reserves aims to protect the relationship Berriman House has with Lake Mariginiup.

Collocation of historic Berriman House, within the Special Use site, and the western Primary School also provides educational interaction opportunities, together with synergistic land uses.

Berriman House is owned by the Colgan family, of Colgan Industries, one of Perth's leading heritage restoration companies.

3.6 LAND OWNERSHIP

The Local Structure Plan encompasses approximately 394.74ha of land spread across 127 separate lots (or 104 excluding reserves), owned by nearly 100 separate landowners (refer **Appendix 1**), together with a number of existing roads.

This highly fragmented ownership poses a constraint to the efficient and effective implementation of the Local Structure Plan.

The Local Structure Plan responds to this through a highly considered design approach that seeks to leverage existing assets to facilitate the development of a cohesive community with a strong neighbourhood-scale structure without compromising the ability for development to be implemented on an incremental, lot-by-lot basis. This approach is set out in further detail in **Section 4** of this report, and includes solutions such as: utilising the existing road network to provide a legible network of higher-order roads; setting out residential cells in a regular and robust pattern that also facilitates development of land independent of neighbouring properties wherever possible; and retaining significant vegetation as public open space to realise a net benefit to the community.

Importantly, the technical assessment of the site and preparation of the Local Structure Plan has been undertaken in a fair and equitable manner in accordance with residential development policy guidance, with land uses having been placed to respond specifically to technical requirements.

Consultation with landowners has occurred throughout the planning investigation and reporting processes, including the initial submissions to government on the state strategic planning initiatives such as the WAPC frameworks, submissions on the draft East Wanneroo District Structure Plan, and during the formulation of this Structure Plan.

The proposed location of the Waste Water Pumping Station has, and continues to involve, considerable collaboration between the landowners, developers and Water Corporation to achieve best outcomes and is ongoing to refine the site based on technical merit.

The western Primary School is located on the most appropriate land (from a levels perspective) within the western portion of the Local Structure Plan area and as central as possible to its catchment – which is north and south of Caporn Street. Its position also avoids close proximity to Caporn Park (from a bushfire perspective), allows for collocation with Lake Mariginiup for safe pedestrian/cyclist movement (as part of the overall vision for the site) and it is shared across three land parcels such that each owner retains some development opportunity.

The location of the High School site abutting the collocated active public open space area has also been carefully considered. The High School had been shown partly west of Honey Street in previous versions of the Local Structure Plan and discussed with a number of landowners on that basis.

The careful siting of these facilities also allows for considered spacing of intersections along Caporn Street and alignment with the Parkland Link shown on the DSP.

The eastern Primary School is also located central to its catchment area and positioned adjacent to Lake Mariginiup in accordance with the Local Structure Plan vision. This school is located on holdings owned by two families who are long term residents of the area. Placing the school at this location meets the objective of collocation with the lake and aims to provide a more simple acquisition pathway.

Other detailed collaboration has occurred with landowners regarding significant trees on their properties. As examples, the owners of Lot 14 at the corner of Rousset Road and Caporn Street talked about their history of gathering in special places under trees to socialise. These trees have been retained within POS 9. Similarly, the owners of Lot 61 Rousset Road previously highlighted the importance of retaining the tuart trees at the front of this property, which is another important recreational asset forming part of the local sense of place. These trees are proposed to be retained within POS 10.

Similar collaborative discussions were also held with the owner of Lot 13 Rousset Road (POS 8) and the small grove of trees on Lot 30 Rousset Road have also been earmarked for retention as a result of such conversations.

These landowner interactions have been fundamental to the design of the Local Structure Plan and contribute greatly to the sense of place and historical story telling.

4. SENSE OF PLACE

4.1 VISION

The City of Wanneroo's Local Planning Policy No. 5.3 provides guidance for the consideration of planning proposals within the East Wanneroo District Structure Plan (EWDSP) area. One of its key objectives is to "ensure the vision of the EWDSP and the City's Place Framework is achieved."

The Policy also contains a District Sense of Place Statement, which includes the following principles:

- 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

The policy requires proponents to prepare a local Sense of Place statement, in consultation with the City, as part of the Local Structure Plan. Much of the information to be provided within the statement is already required under Part Two of the Local Structure Plan, however, additional elements include:

- Local Structure Plan area context
- Demographics and characteristics
- Environmental features
- Points of difference and existing features
- History and heritage
- Points of interest
- Principles, themes and elements
- Local Structure Plan response

A local Sense of Place statement has been prepared for the Local Structure Plan, as included at **Appendix 10**. A summary of the key elements of which is provided below.

The Sense of Place statement outlines a vision for the project, as follows:

The vision for the Structure Plan area is to retain and enhance the friendly, **country town feel** that characterises Mariginiup.

An **engaging natural setting** will form the foundation of a sense of place for the growing community; intrinsic in this will be a **respect for cultural heritage** that tells the rich and diverse stories of the place.

Active lifestyle opportunities will provide for the creation of a healthy, vibrant and safe community.

All of this will be underpinned by **biodiversity sensitive urban design & sustainability** at all levels, providing for sustainable growth that will sit sensitively in the landscape.

4.2 CONTEXT

The Sense of Place statement provides context for the Local Structure Plan area with regard to the physical, community and governance elements. These include a description of the physical location and environment of the place, the rich heritage and history of the community and the governance surrounding its formulation and implementation.

4.3 DEMOGRAPHICS

A description of the demographics of the place is also provided in the statement. This includes profiles of age, income, house typologies, population density and household sizes.

The Sense of Place statement also provides an indication of the lot typologies that are considered to best suit the needs of the community.

4.4 THEMES

The themes explore and provide measures to guide the implementation of the project vision through the delivery of project principles.

The Sense of Place themes include:

- Country Town Feel
- Engaging Natural Setting
- Respect For Cultural Heritage
- Active Lifestyle Opportunities
- Biodiversity Sensitive Urban Design & Sustainability

4.5 SITE RESPONSE

In the Sense of Place statement, site response is addressed with the following elements:

- Cultural Heritage
- Environmental Features And Character
- Topography And Landform
- Health And Wellbeing
- Season And Patterns

Refer **Appendix 10** for full details of the Sense of Place statement.

5. LAND USE AND SUBDIVISION REQUIREMENTS

5.1 LAND USE

The proposed land uses within the Local Structure Plan area include low and medium density residential uses, an area of Special Use, one high school, two primary schools and public open space/drainage, together with reserves to accommodate Mariginiup Lake and Water Corporation infrastructure (refer **Figure 8 Local Structure Plan Map**).

5.2 PUBLIC OPEN SPACE

The Local Structure Plan proposes 22 parcels of public open space; encompassing 32.85ha of land, representing 15.28% of the gross site area and a 13.09% net POS contribution (refer **Appendix 5 – Public Open Space Schedule**). The total greenspace within the Local Structure Plan area equates to more than 46% of the Precinct.

Public open space is to be provided generally in accordance with the Structure Plan Map and **Appendix 5**. A Public Open Space & Schools Map (**Plan 2**) has been provided to illustrate the distribution of areas among different landholdings within the Local Structure Plan to simplify its implementation.

The conservative over provision of POS within the Local Structure Plan is intended to be rationalised during development. This approach has been adopted to provide flexibility with regard to ongoing district and local water management requirements, buffering adjacent to the proposed Waste Water Pumping Station site and to provide flexibility with the ultimate Transport Corridor alignment.

POS within the land west of Lake Mariginiup has been generally provided in a self-sufficient manner with 10% + drainage area allocated. As such, it is anticipated that any rationalisation of public open space will occur, at the subdivision stage, within the eastern portion of the Local Structure Plan area. POS within the southern portion of the Local Structure Plan area includes the 4ha (minimum) oval facility requested by the City of Wanneroo, as collocated with the proposed High School site. This area also forms part of the 'Parkland Link' between Precinct 6 and Precinct 7, linking Lake Mariginiup with Edgar Griffiths Park.

LEGEND

STRUCTURE PLAN AREA

MRS RESERVES

PARKS AND RECREATION

LOCAL SCHEME

- RESIDENTIAL R30-R60*
- RESIDENTIAL R40-R80
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES - HIGH SCHOOL
- PUBLIC PURPOSES - PRIMARY SCHOOL
- PUBLIC PURPOSES - WATER CORPORATION
- PUBLIC PURPOSES
- SPECIAL USE 1 (LOCAL CENTRE)

MOVEMENT NETWORK

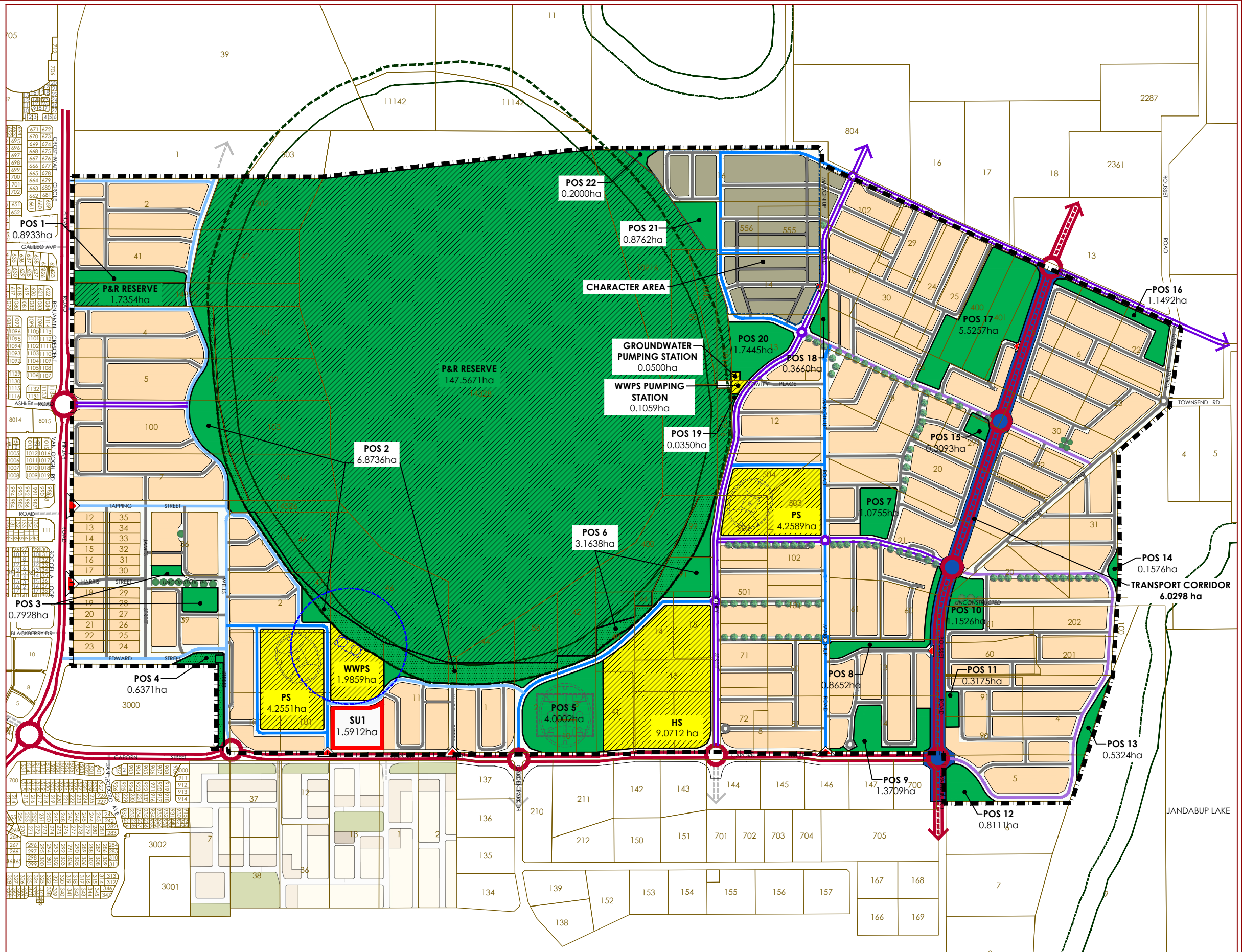
- TRANSPORT CORRIDOR (40m)
- INTEGRATOR A (35m)
- NEIGHBOURHOOD CONNECTOR A (25m)
- NEIGHBOURHOOD CONNECTOR B (20m)
- ACCESS STREET A (24m)
- ACCESS STREET B (17.9m)
- ACCESS STREET C (15m**)
- INDICATIVE EXTERNAL ROADS
- ROUNDABOUT INTERSECTION***
- LEFT-IN/LEFT-OUT INTERSECTION***

OTHER

- CHARACTER AREA*
- CONSERVATION AREA
- 150m ODOUR BUFFER TO WWPS
- WETLAND CORE
- 50m WETLAND BUFFER
- RAPID TRANSIT ROUTE
- GREEN STREET*

NOTES:

- *REFER TO STRUCTURE PLAN REPORT FOR DETAIL.
- **MAY BE REDUCED TO 13m ADJACENT TO PUBLIC OPEN SPACE (EXCLUDING AREAS IDENTIFIED FOR CONSERVATION PURPOSES), OR 10m WHERE USED AS A CONTROLLED ACCESS PLACE.
- ***ALL OTHER INTERSECTIONS TO BE PRIORITY CONTROLLED.



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NORTH
 0 50 100 150 200 250m
 SCALE 1:10,000 (A3)

**FIGURE 8: LOCAL STRUCTURE PLAN MAP
 EAST WANNEROO: PRECINCT 7
 MARIGINIUP**

POS within the eastern area of the Local Structure Plan will continue to be refined as district level drainage management is resolved and the final alignment, width and configuration of the Transport Corridor determined by the State Government.

5.2.1 DESIGN RATIONALE & FUNCTION

Public open space has been distributed to maximise accessibility and social benefit to future residents, respond to the prevailing constraints and environmental assets of the site, and to integrate drainage functions to adhere to water sensitive urban design principles. To that end, **Table 9** below provides a summary of the size and intended function of each area of open space:

TABLE 9: POS CLASSIFICATIONS				
POS No.	Gross area (ha)	Net area (ha)	Category	Function
1	0.8933	0.8933	Neighbourhood	Recreation, nature
2	6.8736	6.3102	Neighbourhood	Recreation, nature
3	0.7928	0.7928	Neighbourhood	Recreation, nature
4	0.6371	0.5611	Conservation	Nature
5	4.0002	3.9414	Neighbourhood	Sports
6	3.1638	2.9586	Neighbourhood	Recreation, nature
7	1.0755	0.9315	Neighbourhood	Recreation
8	0.8652	0.8652	Conservation	Recreation, nature
9	1.3709	1.2339	Neighbourhood	Recreation, nature
10	1.1526	1.1526	Neighbourhood	Recreation, nature
11	0.3175	0.2705	Local	Recreation, nature
12	0.8111	0.8111	Local	Recreation, nature
13	0.5324	0.4049	Local	Recreation
14	0.1576	0.0667	Local	Recreation
15	0.3093	0.1463	Local	Recreation
16	1.1492	0.9502	Neighbourhood	Recreation, nature
17	5.5257	5.2117	Neighbourhood	Recreation, nature
18	0.3660	0.3660	Local	Recreation
19	0.0350	0.0350	Local	Recreation
20	1.7445	1.6252	Neighbourhood	Recreation, nature
21	0.8762	0.7535	Neighbourhood	Recreation
22	0.2000	0.2000	Local	Recreation

The distribution of Public Open Space throughout the Local Structure Plan area has been carefully considered in relation to the objectives of Liveable Neighbourhoods, as outlined below:

1. To ensure that public open space of appropriate quality and quantity is provided in a timely manner to contribute towards the recreational and social needs of the community in appropriate locations
2. To integrate urban water management functions with public open space
3. To facilitate the provision of land for community facilities where appropriate, as part of land ceded for public open space
4. To protect and conserve margins of watercourses, water bodies and wetlands
5. To provide public open space that is safe and overlooked by nearby dwellings
6. To facilitate the provision of the public open space contribution and its development as part of the subdivision process and to enhance local amenity
7. To ensure that public open space is integrated into the urban structure to produce both land use efficiency and long-term sustainability
8. To provide a practical cash-in-lieu mechanism for open space allocation and improvements
9. To provide for regional variations that best reflect local community requirements
10. To ensure the provision of adequate land to protect, and to provide public access to, river, creek, lake and ocean foreshores.

Further, the proposed distribution of Public Open Space also meets relevant requirements such as to:

- Provide a balance between conservation and active and passive recreational uses in district, neighbourhood and local open space;
- Support legibility of the urban environment and the establishment of neighbourhood identity by incorporating natural and cultural features and landmarks
- Incorporate land for connected or linear open space for walking and cycling
- Provide for district parks for a combination of passive (informal play areas) and active (formal playing fields)
- Provide for neighbourhood parks for active (informal sports/play areas) and passive use
- Provide for local parks in a safe walking distance from all dwellings

- Provide for the development of parks by the relevant developer to a minimum standard to enhance residential amenity
- Take into account shared use of open space (eg ovals and schools)
- Incorporate drainage wherever practicable using contemporary urban water management principles
- Accommodate water-sensitive urban design in public parkland areas where usability for recreation purposes has not been compromised or where conservation values are enhanced

The proposed local parks have been provided to be responsive to specific site requirements, including for protection of significant trees and landscape features wherever possible. They also provide for local children’s play and resting places, active and passive recreation (including a parkland collocated with the High School), spaces that overlook and interact with the wetlands, pedestrian linkages, nature playgrounds, all aged fitness centres, picnic areas, shade covered playgrounds, dog agility areas and pedestrian pathways.

Local parks are located within 150m to 300m of residents and neighbourhood parks within 400m of most dwellings. Some parklands also include drainage features as outlined in the POS schedule and LWMS documentation.

The western most edge of POS 2 also incorporates a small café to serve residents and visitors as they enjoy recreating adjacent to Lake Mariginiup.

A second café/temporary community hub is also proposed on the eastern side of Lake Mariginiup, abutting or within either POS 7 or POS 20. The final location will be determined at the detailed subdivision design of these areas, when the display village and sales centre locations are confirmed.

A *Preliminary Landscape Masterplan* (Emerge 2023) (**Appendix 6**) has been prepared to illustrate possible landscape outcomes, including key functions and amenities.

5.3 RESIDENTIAL

5.3.1 DWELLING TARGET & POPULATION

The Local Structure Plan area is expected to yield approximately 3,000 dwellings across a total of 118.6656ha of residential land. This provides a density of 15 dwellings per urban zoned hectare and 27 dwellings per site hectare. This satisfies the minimum density target of 22 dwellings per site hectare set out in *Liveable Neighbourhoods (2009)*, together with the density target of 15 dwellings per urban zoned hectare set out in *Directions 2031*).

The anticipated yield is thus considered to be consistent with the principles of the planning framework as well as responsive to the positive environmental protections and social outcomes that are proposed in accordance with the sense of plan values discussed in **Section 4** of this report.

The expected yield is lower than the target of 4,000 dwellings set out in the District Structure Plan, which would require an effective site area of 281m² per dwelling. This level of density would, on balance, be considered out of keeping with the existing and desired character of the area and is not in line with customer/market demands and requirements.

An average of 3 persons per household would provide for a total population of approximately 9,000 people within the Local Structure Plan area. This is generally consistent with household sizes within Mariginiup and the neighbouring urban areas of Tapping, Ashby, and Sinagra as of the 2016 Census (*Australian Bureau of Statistics*).

5.3.2 DENSITY

The Local Structure Plan adopts a site-responsive approach to the designation of residential density codes, according to the criteria specified in Part One and repeated below.

It is intended that density be provided to meet prevailing market conditions at the time of development, including demographic profiles and trends.

Being:

I. A base code of R30

R40 for lots:

- a. at the end of cells;
- b. within 250m of Public Open Space or Parks and Recreation reserves
- c. abutting or directly opposite a primary school, a high school, or Special Use zone;
- d. with frontage to a neighbourhood connector or integrator road; and/or
- e. within 500m of a train station, bus rapid transit station, or equivalent.

R60 for lots:

- a. within the 'Special Use' zone;
- b. with frontage to a road that is a high frequency bus route;
- c. to be used for aged care, a retirement village, or park home park;
- d. within 250m of a train station, bus rapid transit station, or equivalent; and/or
- e. to which II applies that also:
 - i. have access to a laneway; and/or
 - ii. are over 600m² in area and that are to be developed for grouped or multiple dwellings*.

****Note: Section III(e) is not intended to facilitate the re-subdivision of sites for green-title or survey-strata lots. If this is proposed, a new density code plan shall be submitted that complies with the criteria listed above.***

This method provides the requisite flexibility to accommodate changes to the layout of the Local Structure Plan without the need for numerous administrative changes and amendments, and allows for the consideration of residential density codes specific to the design and lot layout of subdivision applications as they are made over time.

This is of vital importance given the expected project timeline of between 15-20 years of development. It is expected that this flexibility will result in development that is both in keeping with the character of the locality and responds to its existing and developing context.

5.4 SPECIAL USE

The Structure Plan Map depicts a 'Special Use' over Part of Lot 10 Caporn Street to facilitate the development of a community and heritage hub.

The Special Use classification will instead provide for a tailored range of uses to create a local destination for the surrounding community to engage with the natural amenity of the lake and the heritage values of Berriman House, which is located within the Special Use area.

Use class permissibility for the 'Special Use' area will be subject to agency review and subsequent planning processes and approvals.

Further, a Local Development Plan will be required to guide development of the site and should respond to the following principles:

- Development shall be of a scale that is compatible with the planned residential character of the area.
- Built form and site design should respond to the sense of place principles detailed in Section 4 of this report (and detailed in **Appendix 10**), namely:
 - Country town feel;
 - Engaging natural setting;
 - Respect for cultural heritage;
 - Active lifestyle opportunities; and
 - Ecologically sensitive design.
- Development shall provide an appropriate interface and level of engagement to Lake Mariginiup, particularly with regard to its cultural and environmental values, and Caporn Street, particularly with regard to the site's position as a 'gateway' to Mariginiup.
- Vehicular access is to be provided from subdivisional roads.
- Development shall provide for the adaptive reuse of the State heritage listed Berriman House, ensuring that the historical significance is captured and celebrated, preferably allowing public access.

The LDP should also detail:

- Land uses
- Residential densities
- Street and boundary setbacks
- Dwelling/building orientation
- Fencing
- Open space
- Garage setbacks and widths
- Vehicular and pedestrian access
- Parking requirements
- Overshadowing; and
- Visual privacy

5.5 HOMESTEAD LOTS

Development of fragmented land involves extensive negotiations and collaboration with a multitude of landowners to realise an opportunity to create a cohesive residential development project.

In East Wanneroo the land tenure is generally characterised by long term ownership, with many landowners having lived on their properties for 20 to 40+ years. Often there are also considerable lifestyle-based improvements together with significant sentimental value. Often landowners seek to retain their homes and sell only their residual (or 'balance') land to a developer. In these circumstances the landowners enter into a 'Retained Land' or 'Homestead Lot' agreement with the developer group.

In some cases retaining their home is the deciding factor for a family to enter into a sale agreement with a developer. However, it should be acknowledged that the inclusion of Homestead Lots within a Local Structure Plan creates inefficiencies, can have an impact on streetscape, amenity and landform, and should ideally avoided where possible.

5.5.1 HISTORICAL PRACTICE

Homestead Lots have been incidentally created throughout the Perth Metropolitan Region as areas of fragmented land are subdivided. This has allowed development to progress.

Traditionally, and in accordance with conventional subdivision/development policy, the servicing of these lots (being the connection of reticulated water, sewer, power and communications) would be required as the development front reached the location of the home being retained.

The provision of a new title for the Homestead Lot is very important to the landowner as it gives them the ability to raise funds against the property or transfer/deal on the property if needed (the latter particularly for elderly residents).

It is essential that uncertainty for landowners during the period between selling their property (based on a value for the residual land) to the developer and receiving their title is minimised. As part of the acquisition agreement, the developer agrees to pay for and facilitate connection of necessary services to the Homestead Lot, plus provide the title, at the appropriate time.

5.5.2 PLANNING AND DESIGN CONTEXT

Prior to considering a Homestead Lot, it is essential to identify how the lot will be integrated with the overall development of the area. There are a number of key considerations, including:

1. Road access and orientation
2. Lot size
3. Improvements
4. Future development opportunities

Road access and orientation is to provide for entry and exit to the site as efficiently as possible, in most circumstances with the orientation (frontage and driveway location) as per its existing configuration.

In some cases, the driveway may connect to a road that is planned to be considerably upgraded as part of the residential development of the area, ultimately carrying volumes that preclude direct access under planning policy. In these circumstances the existing driveway may need to be retained to service the homestead (if an alternative access arrangement isn't available).

However, alternative access to a subdivisional road will be required upon future redevelopment of the Homestead Lot.

5.5.3 LOT SIZE

The size of the Homestead Lot should be minimised as far as possible to retain only the existing home and any necessary improvements, ideally between 1,000m² and 2,000m². It is recognised that the smaller the site the more easily it can be incorporated into the future development area.

Where a home has a large setback to an existing street, the size of the Homestead Lot may need to be greater in order to incorporate the frontage. There are other considerations, such as vegetation or topography that may also influence the design of the Homestead Lot (and/or its ability to be retained).

5.5.4 FUTURE DEVELOPMENT

Notwithstanding the size of the retained Homestead Lot, it is essential it be carefully integrated into the Local Structure Plan for future redevelopment. The design of Homestead Lots should reflect the dimensions of prevailing street block depths or be located on street corners.

These configurations will allow for the Homestead Lot to be easily subdivided and redeveloped at a future time, which is essential to the efficiency of the Local Structure Plan.

It is also important that a Homestead Lot is not configured in any way that would prejudice future development within the Local Structure Plan area, such as restricting the continuation of key roads or infrastructure.

Initial concept planning of a fragmented development area should consider the location of all existing homes, designed such that they can be integrated into the future subdivision if possible. This approach will then assist with acquisition negotiations.

Equally, consideration should be given to a fully integrated design where the development of one or more parcels doesn't result in inefficient outcomes for abutting, perhaps not yet acquired, properties.

The design of the Precinct 7 Local Structure Plan has been conceived in this way.

5.5.5 INFRASTRUCTURE BOND

The Homestead Lots should be titled as soon as practical after acquisition and settlement of the balance land by the developer. This would normally occur upon Local Structure Plan approval, which ensures an appropriate and integrated design outcome has been achieved and there is certainty for the developer.

For titles to be issued for the Homestead Lots ahead of the development front, the developer pays an Infrastructure Bond to the Local Government. This bond is to pay for the future connection of all necessary services (as required under relevant planning policy).

In the interim period, the Homestead Lot remains serviced by its existing water supply, leach drains/septic tank system and power supply.

The Homestead Lot is not required to be designed to retain all of the existing service locations (such as leach drains/septic systems) within its boundaries, provided an easement is put in place by the developer on the Balance Land that is being acquired, giving access rights to the infrastructure that currently services the Homestead Lot.

Once the ultimate services are connected to the Homestead Lot this redundant infrastructure and any associated easements are removed.

5.6 MOVEMENT NETWORKS

A *Transport Impact Assessment* report has been prepared by Stantec to assess the impacts of development and the proposed movement network (refer **Appendix 7**). This report found that development within the Local Structure Plan area is expected to generate a total of 33,860 vehicle movements per day. Planned upgrades to the surrounding road network and design of the internal road network are sufficient to cater for the development, as set out in the proceeding sections.

5.6.1 EXISTING ROAD NETWORK

Future upgrades and extensions are proposed to the existing regional road network, such as;

- Whiteman Yanchep Highway, a new north-south highway intended to function as a primary distributor road for the north-west traffic. It is proposed to intersect with Gngangara Road, Elliot Road, Lakeview Road and Flynn Drive
- Franklin Road is proposed to be extended from Lenore Road to Flynn Drive (extension)
- Flynn Drive is proposed to be extended to intersect with the new Whiteman Yanchep Highway and the realigned Neaves Road. Additionally, the road will be upgraded to a primary distributor
- Lakeview Road is proposed to be extended from Franklin Road (extension) to the new Whiteman Yanchep Highway
- Elliot Road is proposed to be extended to the new Whiteman Yanchep Highway
- The Gngangara Road – Ocean Reef Road corridor is proposed to be upgraded to a primary distributor

In addition, the existing internal road network is to be upgraded as set out in **Table 10** below:

TABLE 10: UPGRADES TO EXISTING ROADS			
ROAD	EXISTING WIDTH	PROPOSED WIDTH	PROPOSED CLASSIFICATION
Caporn Street	20-25m	35m	Integrator A
Franklin Road	20m	35m	Integrator A
Honey Street	20m	24.4m	Neighbourhood Connector A
Mariginiup Road	20m	20m	Access Street B
Ashley Road	-	24.4m	Neighbourhood Connector A
Lakeview Street	20m	24.4m	Neighbourhood Connector A

Road widening should generally be accommodated equally on either side of the road, equidistant from the centreline. Notable exceptions include areas containing environmentally or aesthetically significant vegetation to be retained. A number of these areas have been considered in the preparation of the Local Structure Plan, including along Caporn Street, with such deviations depicted for illustrative purposes. The alignment of these roads should consider the retention of vegetation in detail as part of the subdivision process.

It should be noted Caporn Street is shown as a 'Neighbourhood Connector' in the District Structure Plan. The Local Structure Plan proposes to elevate its classification to an 'Integrator A' with upgrade costs to be managed through the Local Developer Contribution Plan process.

5.6.2 PROPOSED ROAD NETWORK

A legible and robust network of higher order 'Integrator' and 'Neighbourhood Connector' roads provide a consistent hierarchy and will convey the bulk of traffic efficiently throughout the Local Structure Plan area. Local access streets will then accommodate relatively low volumes of low-speed local traffic in a pedestrian and cyclist friendly environment within each of the residential precincts.

The Local Structure Plan proposes significant changes to existing intersections, including the following priority intersections being upgraded to roundabouts:

- Caporn Street/Franklin Road
- Caporn Street/Garden Park Drive
- Caporn Street/Honey Street
- Caporn Street/Wells Street
- Pinjar Road/Ashley Road

The timing and delivery of these upgrades is subject to further discussion with the City of Wanneroo.

5.6.3 PROPOSED ROAD CLOSURES AND EXTENSIONS

A number of existing roads within Precinct 7 are proposed to be modified under the Local Structure Plan.

Harris Street east of James Street

Harris Street is an unconstructed road reserve east of James Street of 30m in width which contains significant, high-quality vegetation. The Local Structure Plan proposes to retain this vegetation and not construct the carriageway within this existing road reserve. No closure is planned, nor required.

Edward Street east of James Street.

Edward Street is also an unconstructed road reserve east of James Street of some 20m in width which contains significant, high-quality vegetation as an extension to Caporn Park. The Local Structure Plan proposes to retain this vegetation and not construct the carriageway within this existing road reserve. No closure is planned, nor required.

Wells Street abutting Caporn Park

Existing Wells Street is currently 30m in width and is proposed to be redeveloped as an Access Street C (approx. 15m in width). The Local Structure Plan proposes to reduce the width of the verge on the western side of Wells

Street, where it abuts Caporn Park, in order to create additional land for public open space (as part of POS 4).

This additional open space area will accommodate local drainage required in accordance with the LWMS (within the surplus road reserve area), without disturbing the existing high-quality natural vegetation associated with Caporn Park.

A closure of this small portion of the Wells Street road reserve will be required to create this additional public open space area.

Honey Street

Honey Street is an existing cul-de-sac running north from Caporn Street. The Local Structure Plan proposes to extend this street north across Rowley Place to connect to Mariginiup Road.

The intention is for Honey Street to become the north-south Neighbourhood Connector A instead of Mariginiup Road (which is depicted as such on the East Wanneroo DSP).

The reclassification of Honey Street is due to the westerly relocation of the High School site and the considered intersectional spacing of major road connections north from Caporn Street.

Mariginiup Road

As a result of the upgraded status of Honey Street, the Local Structure Plan proposes to downgrade Mariginiup Road from its designation as a Neighbourhood Connector A under the East Wanneroo DSP to an Access Street B. Given the existing width of this street being greater than that required for an Access Street B, there is an opportunity to construct the pavement in a meandering fashion to retain existing vegetation within and adjacent to this road reserve.

The currently unconstructed portion of Mariginiup Road will be developed at the appropriate time, with a section of the northern part of this road (north of Rowley Place) intended to be modified to become an extension of proposed public open space (POS 18).

No formal closure of this portion of the Mariginiup Road reserve is planned, nor required.

The northern section of Mariginiup Road as it nears Lakeview Street is the only portion of existing road reserve within the Local Structure Plan area that is proposed to be modified for residential development purposes.

Mariginiup Road is proposed to be realigned at this location to interface with development within Precinct 15 to the north, as shown on the East Wanneroo DSP.

A closure of this portion of the existing Mariginiup Road reserve will be required to facilitate development as proposed and this process should commence once subdivision and/or development plans are finalised for this specific area.

Rousset Road

There is an unconstructed road reserve east of Rousset Road, north-east of and abutting Lot 61. This road will be partly constructed under the Local Structure Plan and a portion will remain un-made to retain existing high quality vegetation.

At this location (POS 10) part of the existing Rousset Road corridor is also proposed to be modified to become a recreational area as an extension of this public open space. This modification will also avoid a potential intersectional conflict with the Transport Corridor at this location.

No closure of this portion of the Rousset Road reserve is planned, nor required.

Rowley Place

The Local Structure Plan shows the western end of the Rowley Place road reserve (that portion of the existing corridor west of the proposed extension of Honey Street) as being set aside for public purposes infrastructure.

These utilities can be placed within the road reserve or if required, be converted to specific reserves to vest for this purpose. The final location of this infrastructure is yet to be determined and should remain flexible.

5.6.4 PUBLIC TRANSPORT NETWORK

TRANSIT SERVICES

The Local Structure Plan accommodates a future 'transport corridor' within the extended Franklin Road alignment.

As stipulated in the East Wanneroo DSP, a transit station is anticipated to be provided north of the Local Structure Plan area within the Town Centre located in abutting Precinct 15. This is proposed to provide high-quality and frequent public transport access for residents to the METRONET network.

The East Wanneroo DSP shows the 'transport corridor' containing a 'transit corridor' for the provision of this public transport service. The DSP currently depicts this transit corridor as being rail based, however, it may be that the corridor takes another form once the design review is completed by State Government, such as a rapid bus system.

Figure 8 – Local Structure Plan Map shows the Transport Corridor in the alignment shown on the DSP, which then integrates neatly with the alignment of this corridor as shown in Precinct 15 to the north and Precinct 6 to the south.

BUS SERVICES

The nearest bus stops are located approximately 430m west of the Local Structure Plan area along Yandella Promenade. Bus Route 390 operates from these stops to/from Banksia Grove.

Additional bus stops and routes are anticipated to be brought online to facilitate access for residents as development build-out occurs and population increases.

The road hierarchy has been appropriately designed to accommodate suitable public transport services.

5.6.5 CYCLE NETWORKS

Overall access is facilitated by a relatively well-established strategic pedestrian/cycling network to the west of the Local Structure Plan area. A footpath and 1.5m sealed shoulders run along both sides of Pinjar Road.

There are no imminent changes proposed to the existing pedestrian/cycling network external to the Local Structure Plan.

The long-term strategy for cycling infrastructure in the area is defined by the Department of Transport's *Long Term Cycle Network (2020)*.

The Long-Term Cycle Network specifies a range of improvements to the cycle network by year 2050. The following routes are assumed from the Long-Term Cycle Network:

- Primary routes - Caporn Street, Pinjar Road north of Caporn Street and Franklin Road (extended)
- Secondary routes – Pinjar Road south of Caporn Street
- Local routes – Garden Park Drive south and Ashley Road.

The City of Wanneroo's *Active Transport & Cycle Plan 2022/23 to 2025/26* will assist in the delivery of the Department of Transport's Long Term Cycling Network (2020) to create an interconnected, safe and reliable network for all modes of active transport. An extensive network of on road cycle lanes, shared paths, and pedestrian footpaths will be installed throughout the site as development progresses (refer **Table 11** below).

TABLE 11: TYPICAL PEDESTRIAN AND CYCLIST NETWORKS		
ROAD TYPE/AREA	CYCLING FACILITIES	PEDESTRIAN FACILITIES
Integrator A	2 x on-street bike lanes (primary route)	2 x pedestrian paths
Neighbourhood Connector A	2 x on-street bike lanes (local route)	1 x shared path and 1 x pedestrian footpath
Access Street	-	1 x pedestrian footpath

5.7 WATER MANAGEMENT

A *Local Water Management Strategy* has been prepared by SLR Consulting that details how all forms of water, including groundwater, stormwater and potable water will be managed in accordance with the Better Urban Water Management guidelines (**Appendix 3**).

Also included in **Appendix 3** is a memorandum from Pentium Water regarding their stormwater modelling to inform the Precinct 7 Local Water Management Strategy.

The memo is intended to document the methodology and outputs of the stormwater modelling, and to inform the structure planning and preliminary civil and landscape design process in terms of stormwater management basin locations and sizes.

Summary of tasks completed:

1. Review design earthworks contours against latest district-scale Controlled Groundwater Levels and consider (at a high level) potential subsoil drainage requirements and design levels
2. Review design contours and stormwater catchments as provided by TABEC Civil Engineering Consultants. Undertake drainage catchment calculations to provide breakdown of land uses for stormwater modelling based on Local Structure Plan Map (HES MAR 03-05f-02 – the **Local Structure Plan Map** at **Figure 8**)
3. Undertake sizing calculations for bioretention basins, based on assessment of direct connected impervious area, for all catchments adjacent to Lake Mariginiup or Lake Jandabup.
4. XPSWMM hydrological and hydraulic modelling to determine 1% AEP basin volume and area requirements, based on hydrologic routing and adopted loss parameters for catchments that do not outfall to Lake Mariginiup or Jandabup Lake

5.7.1 WATER CONSERVATION STRATEGY

The development of the Local Structure Plan area will incorporate the following water conservation strategies:

The recommended approach to water management for the Local Structure Plan area includes:

- Use of waterwise gardens at the individual lot level to minimise irrigation rates and use of groundwater
- The use of waterwise landscaping and efficient irrigation design. The site also accommodates significant mature vegetation that can be retained wherever possible to reduce the need to establish newly planted vegetation that generally requires higher rates of irrigation to become established
- Groundwater will be used as the water source for irrigation to reduce potable water consumption. Existing groundwater licences will be transferred from existing landowners to the land developers (and ultimately the City of Wanneroo) where required
- Treat road reserve runoff through water sensitive urban design measures, such as tree pits, bio-pockets, swales, and bio-retention areas
- Detain minor and major event flows within flood storage areas to maintain pre-development discharge rates
- Implement non-structural measures to reduce nutrient loads within stormwater runoff and maintain groundwater quality beneath the site
- The use of water efficient fixtures and fittings within the site. Water efficient shower heads and tap fittings that are already mandated as part of the Building Code of Australia

The framework set out within the *Local Water Management Strategy* will be refined through the preparation of Urban Water Management Plans (UWMPs) as development progresses. This will include a review of the status and transfer arrangements of existing water licenses for irrigation of open space.

5.7.2 SUBSOIL WATER HARVESTING AND REUSE

Groundwater levels are expected to rise as development of the Local Structure Plan area occurs. This comes as a result of the change of land use and decreased groundwater abstraction (from existing market garden and nursery operations).

The RPS Groundwater Modelling Report (2021) (refer Appendix J of the LWMS attached at **Appendix 3**) developed a groundwater model to better understand the risk posed by groundwater level rise.

The memo from Pentium Water (**Appendix 3**) provides detailed commentary on the findings of the RPS report:

"Whilst more significant groundwater rise / mounding beneath the Precinct 7 development area is possible, it is considered unlikely that subsoil drainage will be required in Precinct 7, with the possible exception of some localised areas fringing Lake Mariginiup. Based on the preliminary design levels described above (ie. Minimum 45.5 mAHD), any such subsoil drainage will be able to outlet well above the maximum / controlled water level in Lake Mariginiup for treatment prior to discharge to the Lake."

An alternative management option to subsoil water use has been proposed that consists of the collection and directing of water to a proposed district facility for treatment and reuse, in-line with water conservation and groundwater management design criteria.

While the use of this resource is yet to be determined at the district scale, it may also assist in supplementing wetlands, bringing systems back to their natural water levels (where required).

5.7.3 STORMWATER MANAGEMENT STRATEGY

A conceptual stormwater management strategy has been developed that demonstrates that the Local Structure Plan area can effectively manage stormwater generated during frequent, minor and major rainfall events whilst complying with stormwater flow design criteria.

5.7.4 GROUNDWATER MANAGEMENT STRATEGY

The controlled groundwater level adopted in the District Water Management Strategy for the wider District Structure Plan area (that includes this Local Structure Plan) is the Average Annual Maximum Groundwater Level for the period between 1986 and 1995. The controlled groundwater level ranges from 45m AHD in the east to approximately 38.6m AHD in the west.

Groundwater modelling was undertaken by RPS to better understand the risk posed by groundwater level rise. The objectives of the groundwater modelling were twofold:

1. Estimate post-development groundwater level changes across the site, including at the key environmental locations of Lake Jandabup and Lake Mariginiup. This would be used to estimate areas of the site that would require subsoil drainage.
2. Estimate subsoil drainage volumes that require management. This would inform the design of the groundwater management system.

The modelling indicates that no subsoil drainage is required across the development area, except for a portion to the east of Lake Mariginiup. The model suggests that a small area to the east of the Transport Corridor may also require subsoils.

Recent investigations by Pentium Water have negated the need for subsoil drainage across the majority of the precinct (refer **Appendix 3**).

5.8 EDUCATION FACILITIES

Two (2) government primary schools and one (1) government high school are shown on the **Local Structure Plan Map** at **Figure 8**.

Liveable Neighbourhoods requires one government primary school for every 1,500 dwellings. The Local Structure Plan area is expected to yield in the order of 3000 dwellings; and thus requires two primary schools. These sites have been designed to respond to the following criteria:

- Each is a minimum of 4.25ha in area, consistent with current policy requirements
- Central to the planned catchments
- Located on land with suitable topography/levels
- With easy access to higher order roads (to maximise accessibility by different transport modes) and lower order access streets (to disperse parking)
- To be as regular in shape as possible, with due regard to the above
- To minimise any potential bushfire impacts from nearby or adjacent areas

- To be consistent with the vision for the Local Structure Plan area, a key element of which is the placement of the school sites abutting Lake Mariginiup in order to maximise the safe walking/cycling access pathways that will be provided within this recreation area and to also benefit from the educational opportunities (environmental, heritage and recreational) provided by this collocation

The High School is located generally as identified on the District Structure Plan, however, it has been moved westwards to the opposite side of Honey Street where the topography is more level and collocation can occur with the Lake Mariginiup (as outlined above). This location also provides a better connection to Precinct 6 via a proposed roundabout at Garden Park Drive.

The High School is collocated with 4ha of active public open space (as required), has road frontage on three sides, including frontage to Caporn Street and a Neighbourhood Connector A (Honey Street) and has been provided at 9ha (rather than 8ha) in area given it is not perfectly regular in shape. Bushfire management has also been considered during the design of this site as part of the formulation of this Local Structure Plan.

The two primary schools are also situated adjacent to Lake Mariginiup.

The western Primary School is located on the most level part of the western portion of the Local Structure Plan area, setback from the Caporn Park recreation reserve and has been located to service the western portion of the Local Structure Plan area, together with future development south of Caporn Street.

The eastern Primary School is located abutting Lake Mariginiup (as outlined in the 'vision' above) and central to the eastern residential development area.

A **School Sites Indicative Development Plan** is included at **Figure 9**. This plan shows how each of the two primary schools and one high school may be developed within the Local Structure Plan area.

The intent is to locate ovals, courts and outdoor recreation areas adjacent to Lake Mariginiup, with buildings set back from this edge. Parking is then shown adjacent to the higher order roads.

Given the highly fragmented nature of landholdings within the Local Structure Plan, it is essential that the Department of Education and developers engage and work collaboratively to deliver school sites in a coordinated and timely manner.

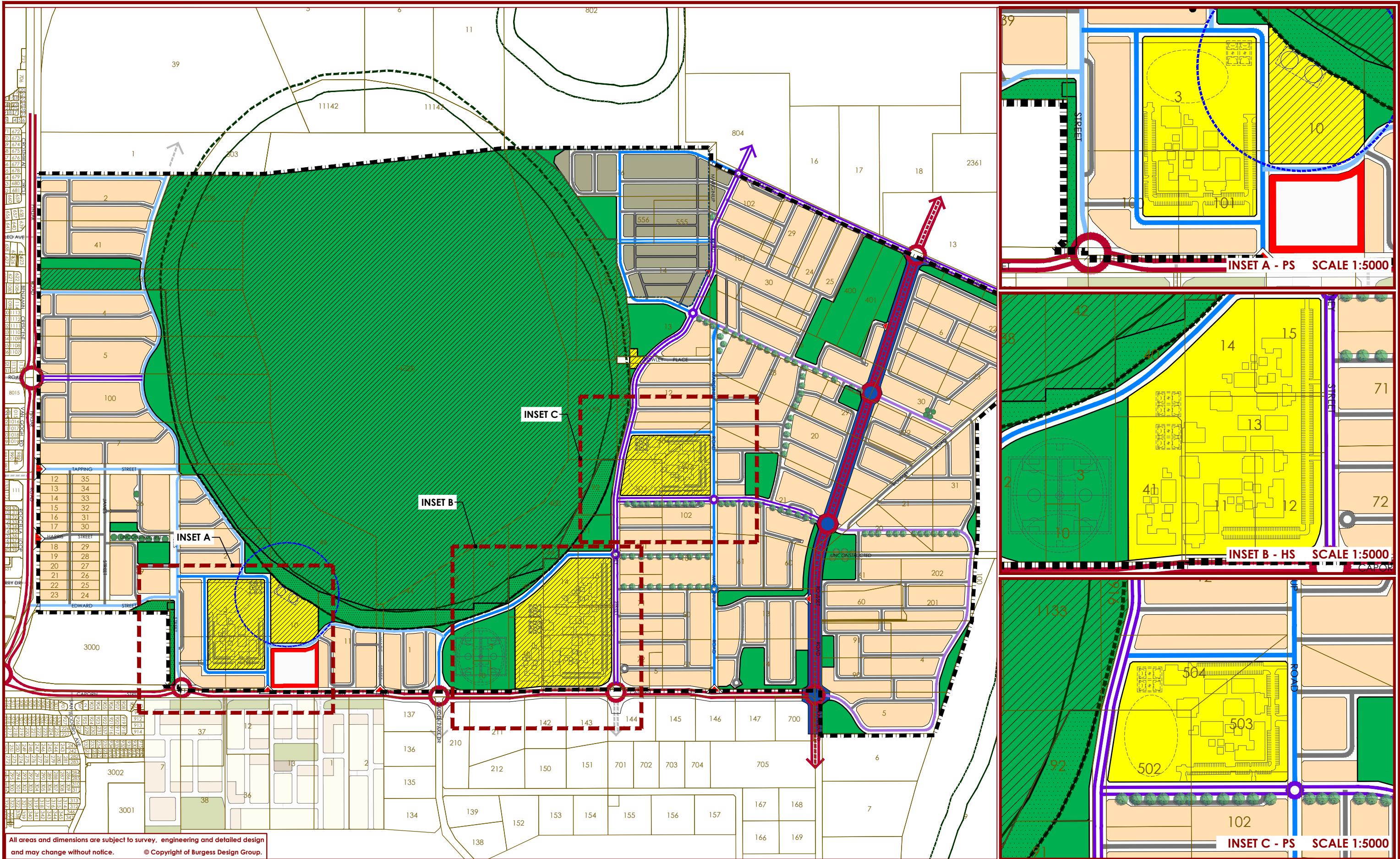


FIGURE 9: SCHOOL SITES INDICATIVE DEVELOPMENT PLAN
EAST WANNEROO: PRECINCT 7
MARIGINIUP
CITY OF WANNEROO

5.9 INFRASTRUCTURE COORDINATION, SERVICING AND STAGING

An *Engineering Infrastructure Report* has been prepared by TABEC to support the Local Structure Plan (refer **Appendix 8**). This report confirms that the site is capable of being appropriately developed and provided with all essential services and infrastructure. A summary of the report is provided below.

5.9.1 EXISTING LANDFORM/TOPOGRAPHY

Mariginiup Lake forms a low point within the Structure Plan area with the land rising upwards and outwards from the lake edges in a general 'bowl shape'. The degree of slope varies as it rises outwards from the lake. The highest areas are in the south-west where existing ground levels are at approximately 67mAHD.

There are other localised high points on Mariginiup Road and Rousset Road at approximately 57mAHD to 59mAHD. There are localised low points in the landform between Mariginiup Road and Rousset Road at approximately 48mAHD and otherwise, the edges of Mariginiup Lake form a consistent low point at an elevation of about 43mAHD.

Level differences throughout the Local Structure Plan area therefore exceed 20m. As the broad landform falls toward Mariginiup Lake, there are steep sections in locations where existing grades up to approximately 9 to 10%. These levels will be adjusted during subdivisional works.

5.9.2 GROUNDWATER

The Control Groundwater Levels (CGL) have been determined by the project hydrologist and as recommended in the District Water Management Strategy.

Given the future finished earthworks levels throughout the Local Structure Plan area will be elevated well above the CGL, the majority of the site will not require sub-soil drainage to control post-development groundwater. However, an eastern portion of the area will require installation of a subsoil drainage network to control CGL levels and prevent post development groundwater from rising above these levels.

Mechanisms to control the future potential groundwater rise throughout the Local Structure Plan area are explored in the Local Water Management Strategy (LWMS) and the extent of subsoil drainage including location, level and sizing along with any other requirements such as collection and pumping facilities will be detailed through the Urban Water Management Plan (UWMP).

The management requirements and ongoing governance structure to manage any future predicted groundwater level rise, and the control through a subsoil drainage network and possible pumping is supported by an extensive groundwater model, managed by the project hydrologist and documented in the LWMS (refer **Appendix 3**).

5.9.3 ACID SULPHATE SOILS

Acid sulphate soils (ASS) contain iron sulphide materials and are generally present in waterlogged anoxic conditions. In its natural state, ASS do not present any risk to the environment. However, when oxidised (such as when disturbed by excavation for earthworks), ASS produce sulphuric acid, which can pose risks to the surrounding environment, infrastructure, and human health.

DWER mapping identifies Mariginiup Lake as being at high risk of encountering these materials, within 3m of the surface. The risk mapping shows that areas outside the immediate wetland areas are at no known risk.

The high-risk area within Mariginiup Lake is not unexpected, as the risk of encountering acid sulphate soils generally increases in water-logged, high groundwater table environments. Excavations and dewatering will be required for some services installation and therefore, further detailed investigations for acid sulphate soils will be necessary. This will be most relevant for excavation and dewatering works associated with the Waste Water Pumping Station (WWPS), which is proposed to be located near the southern boundary of Lake Mariginiup.

Subsequent management plans including an Acid Sulphate Soils Dewatering Management Plan will be prepared to the satisfaction of the DWER to enable

dewatering licenses to be obtained and to ensure appropriate treatment of excavated material and dewatering effluent is carried out during site works.

5.9.4 TREE PROTECTION

Given the nature of the current land uses and size of the Local Structure Plan area, various stands of large trees exist across the site.

Prior to more detailed arborist reports being completed, the project surveyor has provided tree stratification mapping for the majority of the Local Structure Plan area.

The Local Structure Plan has responded to this mapping and has sought to identify POS locations in areas of significant vegetation. This aims to facilitate the retention of significant vegetation as a positive environmental outcome where practicable.

Preliminary earthworks plans respond to the tree mapping and as far as practical, earthwork levels are proposed to match existing natural ground levels in the areas of retained vegetation.

It is considered that typically, vegetation within $\pm 150\text{mm}$ earthwork band and outside the service trenching requirements can readily be retained.

In addition, public open space areas that don't have a drainage function can also generally provide opportunities for the retention or incorporation of significant vegetation into their design.

There may also be opportunity for widened road reserves to ensure a high level of tree retention through the development and road grades may be designed at maximum allowable grades in some locations to minimize cut and fill requirements, for the purpose of tree retention. Some services installations are expected to require boring and trenchless techniques to ensure Tree Protection Zones are not impacted.

The protection of trees will be further investigated as detailed planning progresses.

5.9.5 EARTHWORKS

GROUND CONDITIONS

A preliminary geotechnical investigation has been completed by Douglas Partners.

The ground conditions are generally considered suitable for the proposed purpose of residential development and will not impose any significant geotechnical constraints. This is subject to appropriate site preparation being undertaken.

SITE WORKS

Significant earth-working of the site will be required to maximise cut to fill balance. Generally, the greatest re-contouring will occur around the boundaries of Lake Mariginiup, and also in the higher areas, where cut and lowering of existing levels is proposed to create an appropriate development form.

Retaining walls will be required in order to achieve an appropriate development form density and to assist in maintaining pre-development landform and other features across the site.

Existing levels should be maintained where significant trees and areas of retained vegetation are proposed. Due to the undulating nature of the Structure Plan area, there is some flexibility in the earthworks design, though some non-standard design outcomes may be proposed at a detailed stage to maximise tree retention. This is seen as a project opportunity to maintain the existing character of the site. It is expected that some negotiation with the City of Wanneroo (with regard to the provisions of prevailing policy) will be necessary to ensure positive outcomes are delivered in this respect.

5.9.6 STORMWATER DRAINAGE

Based on concept earthworks plans, drainage catchments have been determined and are included in the Local Water Management Strategy (LWMS), prepared by SLR Consulting in collaboration with Pentium Water.

The drainage catchments follow the natural terrain and the Local Structure Plan area will grade toward various low points that are located around the edges of Lake Mariginiup.

The District Water Management Strategy indicates that cross-connections between various District Structure Plan precincts must be maintained post development, relevantly including two locations south of Caporn Street connecting into the Local Structure Plan area. The most practical flow path would be via overland through road reserves to provide a discharge to Lake Mariginiup.

Stormwater management measures in public open space, road reserves and outside the buffer to Lake Mariginiup will include vegetated swales with appropriate bio-retention facilities. Stormwater runoff collected within the site will be conveyed via the road network to a conventional pit and pipe drainage network, prior to discharging into the bio-retention facilities.

More detailed stormwater modelling and management measures are identified through the Local Water Management Strategy prepared by SLR Consulting. Detailed drainage design will be documented in Urban Water Management Plans (UWMPs) prepared as a condition of subdivision approvals.

5.9.7 WASTEWATER & WASTE WATER PUMPING STATION

Water Corporation has completed waste water scheme planning that covers the Local Structure Plan area and demonstrates the ultimate long-term planning. Gravity sewers will be constructed around the boundary of Lake Mariginiup that grade towards a Waste Water Pumping Station near the southern boundary of the lake.

The scheme planning shows proposed large dual 800L/s waste water pumping stations, with 25m diameter wet wells and four buried 3,000m³ emergency overflow storage tanks that are 43m diameter and 2m deep. The total land area nominated to house these future assets is approximately 2ha, with the wet wells

located at the boundary of the Lake Mariginiup buffer, with overflow tanks located closer to Caporn Street. This asset is referred to as Jandabup WWPS 'A'.

The ultimate WWPS is large (requiring a circa 2ha site), as it will receive incoming flows from various other areas, with proposed connections that include a DN1200mm gravity sewer from the east, along with a DN1350mm gravity flow from the south. In addition, a smaller DN375mm connection from the west is also proposed.

Jandabup WWPS 'A' would have a future proposed buffer of 150m, generally centred around each wet well. The Local Structure Plan has addressed this future requirement with land uses within the buffer that are appropriate, such as non-habitable purposes including car parking facilities, playing fields, and road reserves. School buildings and any other odour sensitive uses on the western primary school site must also not encroach into this buffer area.

The ultimate WWPS is proposed to discharge through a large pressure main around the western boundary of Lake Mariginiup and through Galileo Avenue, to the west of Pinjar Road.

In the interim, a Type 90 WWPS, known as the Jandabup Interim WWPS 'A' will be constructed within the ultimate 2ha site, in a position which can be graded out in the future by the incoming collector sewers when the ultimate WWPS is constructed.

It is anticipated the ultimate Jandabup WWPS 'A' will be constructed in stages, commencing in approximately 2035 with a second stage more likely to occur around 2050.

The interim WWPS is proposed to be constructed concurrently with, or prior to, Stage 1 subdivision works. The developer will be responsible for funding reticulation extensions to service proposed lots with gravity connections, which shall be designed and constructed in accordance with Water Corporation specifications. Standard Water Corporation infrastructure contributions will apply on a per lot basis.

LOCATION

With regard to the location of the WWPS facility, this is generally as shown on the East Wanneroo DSP (being at the southern end of Lake Mariginiup in the vicinity of Wade Street). Initial discussions with Water Corporation confirmed that the facility could be located on any of Lots 10, 11 or 1 Caporn Street – each location being suitable with regard to levels and access.

Acknowledging the importance of delivering such key infrastructure, discussions were held with the landowners who own both Lots 10 & 11 Caporn Street at the beginning of the Local Structure Plan preparation process. These landowners agreed to assist in facilitating delivery of this infrastructure for the benefit of the Precinct.

Detailed discussions on the location, design and delivery of this infrastructure have continued with the Water Corporation. These discussions have considered the various opportunities and constraints associated with each of these possible WWPS locations and fine-tuning of the final site position is ongoing. It is anticipated the WWPS will be located on either Lot 10 or Lot 11 (or across the boundary of these lots), as close to Lake Mariginiup as practicable.

The exact site location will be finalised during the Local Structure Plan assessment process.

5.9.8 POWER

Power supply to the Local Structure Plan area is fed from the Western Power Wanneroo Zone Substation located on Wanneroo Road, south of Joondalup Drive. The existing high voltage distribution network servicing East Wanneroo includes a mixture of underground cables to the west of Pinjar Road, and the overhead pole network to the east of Pinjar Road. There is an existing network of high voltage lines servicing the Local Structure Plan area.

The power supply servicing within the Local Structure Plan area will require the provision of various power transformers and switchgear sites. The sizing and

locations of transformers (and their respective sites) will be confirmed during the more detailed subdivision design stages.

All lots will be provided with power connections during the subdivision works, with street lighting provided throughout, as required by City of Wanneroo policy.

5.9.9 TELECOMMUNICATIONS

NBN Co is responsible for the installation of fibre in all broad acre developments within the long-term optic fibre footprint. This Local Structure Plan area qualifies for this infrastructure.

The NBN rollout has commenced and is available in the East Wanneroo area, with large portions of existing residential development already served. The developer is responsible for providing pit and pipe infrastructure throughout the subdivision for the fibre to be installed. NBN Co will install fibre infrastructure in the Local Structure Plan area.

Consideration may be given to high speeds available from alternate suppliers, which enables the connection of other data services over their network to deliver Smart Cities solutions.

5.9.10 GAS

There are no existing reticulated gas mains within the Local Structure Plan area, with existing homes being serviced using bottled gas. ATCO Gas does however have existing gas services in adjoining areas of development with mains located west of Pinjar Road and south-west of Caporn Street. High pressure gas mains are located in the Wanneroo Road and Neaves Road reserves. There may be a requirement to extend these services if connection to the existing gas network is to be provided.

However, it is not anticipated a gas supply will service the Local Structure Plan area and this will be up to individual developers to determine. The exclusion of gas is to allow communities to be powered 100 per cent by a renewable energy supply in the future.

5.9.11 WATER SUPPLY

Water Corporation's overall Wanneroo gravity and high-level water scheme planning was reviewed in 2021 and servicing within the Local Structure Plan area is based upon those plans.

It is anticipated that at subdivision level main extensions may be required through the Local Structure Plan area, along with a network of smaller mains within the local road reserve network to provide water reticulation services to new residential development.

Water mains within the proposed subdivision are to be designed and constructed according to Water Corporation specifications. Installation will occur based on staged development and funded by the developer.

5.9.12 CONCLUSIONS

Based on the servicing infrastructure review, there does not appear to be engineering related constraints preventing development of the Local Structure Plan area.

The Local Structure Plan area is able to be supported by network extensions, upgrades and installations as required and appropriate.

5.10 TRANSPORTATION NOISE ASSESSMENT

A **Transportation Noise Assessment** by Lloyd George Acoustics (December 2023) is attached at **Appendix 9**. This assessment focused on traffic noise associated with the Integrator A roads within the Local Structure Plan, namely Pinjar Road (existing classification) and Caporn Street (proposed classification).

The future Transport Corridor wasn't assessed at this time given its final location and design specifications are still to be determined.

The Transportation Noise Assessment found, with reference to predicted noise levels, that it is evident the outdoor noise target will be exceeded at the nearest residences to the roads in question. As discussed in Section 3.2 of the assessment, SPP 5.4 only strictly applies where the daily volumes exceed 23,000 vehicles per day and therefore residences in the vicinity of Caporn Street, west of Mariginiup Road, may not require assessment.

At this stage of the planning approval process the noise mitigation is indicative only and would be further refined in detailed design (at the subdivision stage).

Outlined below are recommendations for road traffic noise to comply with SPP 5.4:

- Preference should be given to separating lots using a local internal road and orientating houses so the front of the dwelling will face the road of concern. This has been the approach for much of the development. The advantage of the local road is noise levels are expected to be within Exposure Categories B/C for the closest houses so that architectural treatments can be adopted (refer Appendix A) rather than constructing noise walls/bunds, which may not be desirable for other amenity reasons. The advantage of the orientation is that the outdoor living area (alfresco) will most naturally be located at the rear of the dwelling, opposite the road and thereby shielded from road traffic noise. Noise walls can still be considered in detailed design in an effort to minimise the architectural package (e.g. may reduce from Quiet House C to Quiet House A).
- There are circumstances where lot orientation is expected to be parallel with the road with no local internal road separation. In these circumstances, a noise wall will need to be allowed for and for the purpose of this study should be assumed to be minimum 2.4 metres high and possibly 3.0 metres high along Pinjar Road due to the higher traffic volumes. The 2.4 metre high wall minimum is adopted to align with the Quiet House B and C requirements for the alfresco area to be protected by such a wall. This will provide the home owner flexibility on positioning the alfresco area.

Note that any wall is to be solid, free of gaps and of minimum surface mass 15 kg/m².

Where lots are above the outdoor noise target, notifications on lot titles are required as per SPP 5.4 – refer Appendix A of the assessment report.

5.11 STAGING

An **Indicative Staging Plan** is included at **Figure 10**. This plan shows proposed development staging for various parcels east and west of Lake Mariginiup within the Local Structure Plan area.

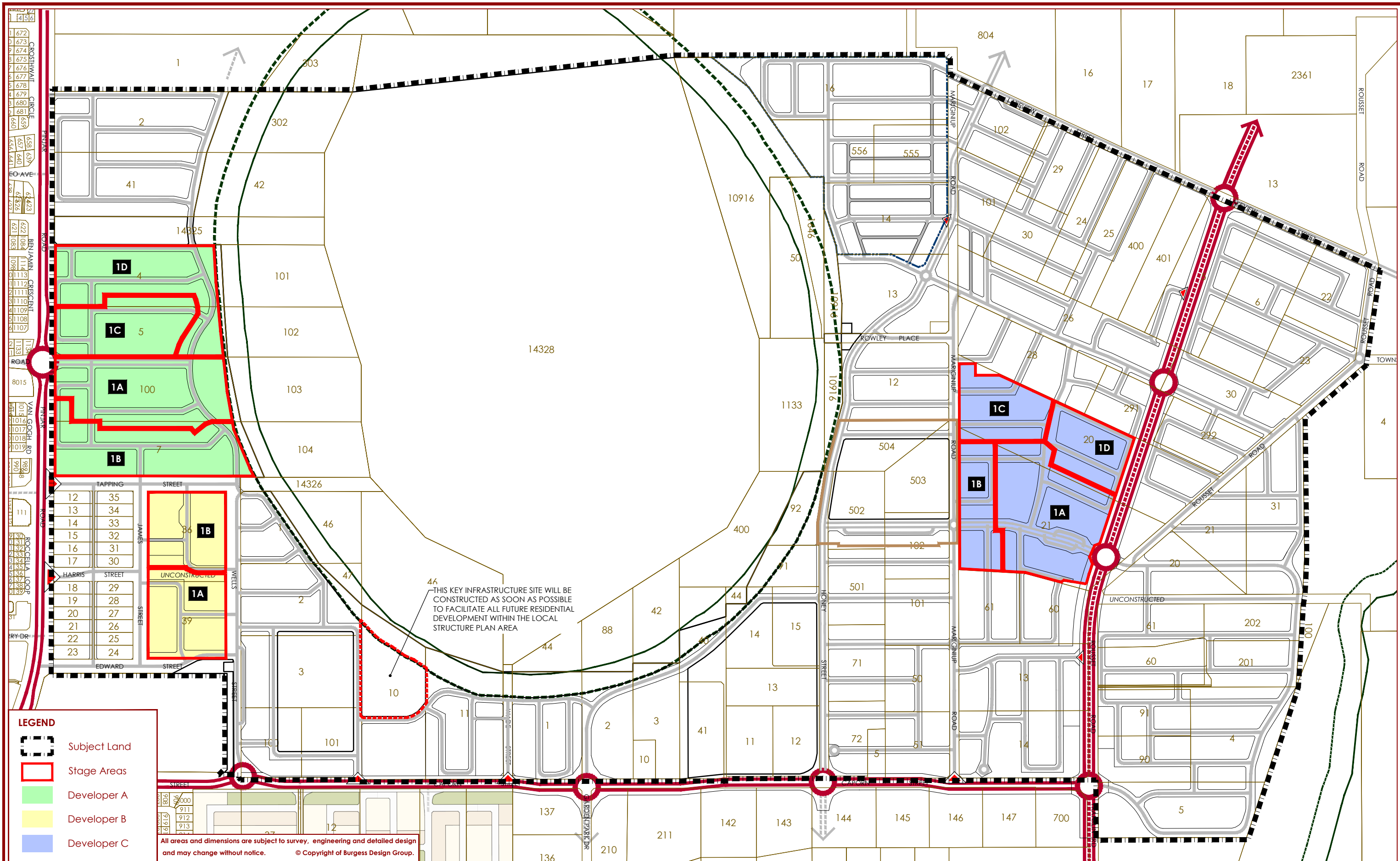
West of Lake Mariginiup development is anticipated to occur on three fronts, one for each developer (Wolfdene, Land Group WA and Elberton) and the Local Structure Plan shows staging for each of these holdings.

South of Lake Mariginiup the Waste Water Pumping Station is shown with a notation confirming that this infrastructure will need to be delivered to service future residential development within the Local Structure Plan area. It is thus anticipated to occur as soon as possible following Local Structure Plan approval.

East of Lake Mariginiup staging is shown for the anticipated Hesperia development area. The first stage is west of Rousset Road within the heart of the eastern area of the Local Structure Plan.

The timing of development by each of land development groups is currently unknown and will be guided by both the planning approval process, ability to secure landholdings and market conditions. It is anticipated development will commence in initial stages as soon as possible following Local Structure Plan, subdivision and engineering approvals. Subsequent stages will then follow based on market demand and will be based on land acquisitions secured at that time.

Development will be progressed in a manner that minimises impacts on residents, however, may occur on a somewhat ad-hoc basis given the fragmented nature of the project area.



**FIGURE 10: INDICATIVE EARLY STAGING PLAN
EAST WANNEROO: PRECINCT 7
MARIGINIUP**



5.12 DEVELOPER CONTRIBUTION ARRANGEMENTS

The WAPC has commenced the preparation of a District Developer Contribution Plan (DCP) for the East Wanneroo DSP Area, inclusive of Precinct 7. The DPLH has advised that the Draft District DCP will be released for public comment in two parts, as follows:

- Part 1, in early 2024, relating to infrastructure and land acquisition for regional and District-level infrastructure items, excluding drainage and water management infrastructure requirements; and
- Part 2, in mid-late 2024, relating to District-level drainage and water management infrastructure requirements.

In addition to the district-level contribution items being determined by the WAPC, several precinct-level contribution items have been identified through the Local Structure Planning process for inclusion in a future local-level DCP for Precinct 7.

Sections 2.2.9 and 5.3 of the DSP acknowledge the need for local-level DCPs and identify minimum infrastructure items to be included in those DCPs.

Consistent with these principles from the DSP, a local-level DCP is intended to fund the provision of shared infrastructure items for Precinct 7. The following items are expected to be included in the local DCP, as depicted on the LSP:

- a) Land and construction costs for new 'Neighbourhood Connector A' roads;
- b) Land and construction costs to upgrade and connect with existing 'Neighbourhood Connector A' roads, namely Lakeview Street, Mariginiup Road and Honey Street;
- c) Land acquisition costs for 'Integrator A' roads (unless reserved for Other Regional Roads under the MRS, which are expected to be funded through the District DCP or Metropolitan Region Improvement Fund (MRIF));
- d) Land and construction costs to upgrade and connect with existing 'Integrator A' roads, namely Franklin Road, Rousset Road, Caporn Street, and Pinjar Road;
- e) Acquisition of land for local public open space, groundwater pumping station, and wastewater pumping station reserves;
- f) Land acquisition and construction costs for shared servicing infrastructure such as waste water pumping stations and pipe networks; and
- g) Administrative items to account for Hesperia's costs associated with structure planning and technical studies necessary to inform preparation of the DCP, along with direct costs to prepare the DCP Report and Scheme Amendment, and for the City's future administration of the DCP once adopted.

Once the LSP is substantially progressed, a Draft DCP Report and Scheme Amendment will be prepared in accordance with State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) for the City’s review and feedback, prior to formal lodgement.

In the meantime, it is noted that pursuant to clauses 4.1 and 4.2 of the City’s Local Planning Policy 5.3 – East Wanneroo (LPP 5.3), the City will not support any applications for residential subdivision of land in Precinct 7 until there is sufficient clarity in place regarding district development contributions.

However, as occurs with residential subdivision projects throughout the Perth Metropolitan Region, it is anticipated that interim DCP arrangements will be put in place so as not to delay subdivision and development within Precinct 7.

Multiple properties within Precinct 7 are affected by the LSP’s designation of land for High School and Primary School purposes, which are required by the DSP.

According to SPP 3.6 and the WAPC’s Operational Policy 2.4 – Planning for School Sites, the Department of Education (DoE) will acquire land for primary and secondary schools separately from the DCP framework.

Notwithstanding, owners of affected properties within Precinct 7 have, understandably, raised hardship concerns about the sterilisation effect that proposed school site reservations may have on their land, due to uncertainty surrounding the timing of the DoE or WAPC’s early acquisition of those sites.

For the benefit of those affected landowners, it is requested that consideration is given to the priority acquisition (or negotiation for future acquisition) of land designated for school sites in Precinct 7 once greater clarity is provided through the LSP in relation to the size and location of those sites. Doing so will provide much needed comfort and security to landowners whose properties are designated for these important public purposes.

Figure 11 – Infrastructure Contribution Items has been prepared to show the proposed infrastructure contribution items.

LEGEND

 STRUCTURE PLAN AREA

RESERVES

 PUBLIC OPEN SPACE*

MOVEMENT NETWORK

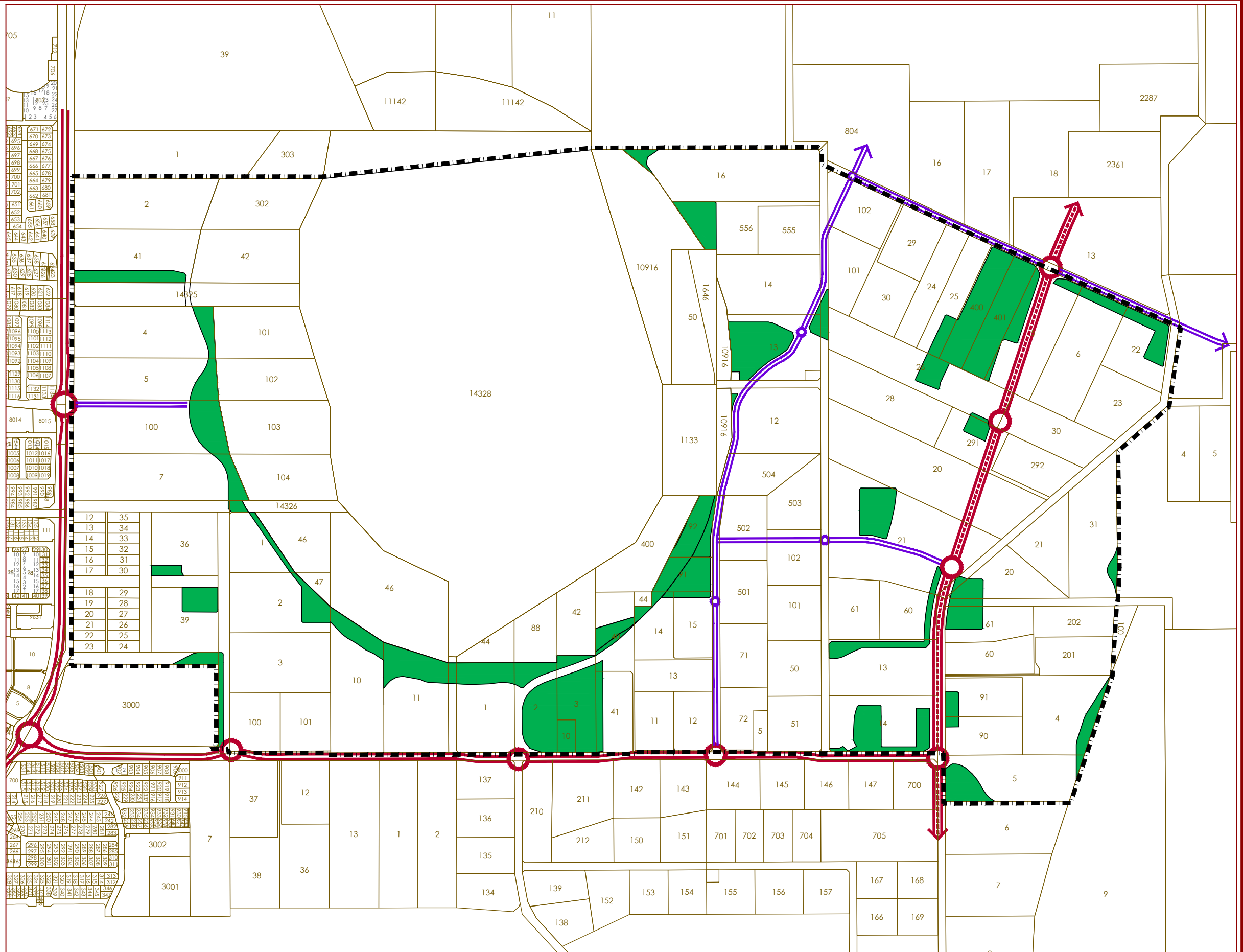
 INTEGRATOR A (35m)**

 NEIGHBOURHOOD CONNECTOR A (25m)**

NOTES:

*INCLUDES DEVELOPMENT COSTS.

**INCLUDES ROUNDABOUT INTERSECTIONS AS SHOWN



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



NORTH
0 50 100 150 200 250m
SCALE 1:10,000 (A3)

FIGURE 11: INFRASTRUCTURE CONTRIBUTION ITEMS
EAST WANNEROO: PRECINCT 7
MARIGINIUP

5.13 OTHER REQUIREMENTS

TABLE 12: OTHER REQUIREMENTS				
APPENDIX NO.	DOCUMENT TITLE	APPROVAL REQUIRED	APPROVAL AGENCY	APPROVAL STATUS

6. CONCLUSION

This Local Structure Plan has been prepared in accordance with the planning framework adopted by the City of Wanneroo and the Western Australian Planning Commission for the East Wanneroo growth corridor and reflects the advice received during consultation with various approval agencies.

The Local Structure Plan provides for development of an appropriate urban form in accordance with the outcomes of a comprehensive technical analysis comprising:

- Town planning & urban design
- Environmental assessment (including various flora and fauna surveys)
- Local water management strategy
- Bushfire hazard assessment and management plan
- Transportation Noise Assessment
- Civil engineering design and infrastructure servicing (including geotechnical Investigations)
- Traffic impact assessment
- Landscape Masterplan

This Local Structure Plan is thus considered to provide a robust and well considered framework to guide the ongoing development of Precinct 7 – Lake Mariginiup.

The Local Structure Plan has been prepared in accordance with the WA Planning Manual *Guidance for Structure Plans* (August 2023), with regard to City of Wanneroo Local Planning Policy 5.3 (LPP 5.3) and generally follows the guidance provided by the East Wanneroo District Structure Plan.

The Local Structure Plan is a key component of the East Wanneroo growth corridor, providing essential major infrastructure (such as the Waste Water Pumping Station) to support development both within and adjacent to Precinct 7. It also represents a logical extension of the urban front west of Pinjar Road, and is less than 3km from the Wanneroo Town Centre.

The Local Structure Plan has been prepared in close consultation with the Department of Planning, Lands and Heritage, City of Wanneroo, and other key approval agencies.

Proposals have also been informed from meetings with long term local residents who have provided their local area knowledge and context, telling stories of historical use and enjoyment of the Mariginiup area.

The proposals contained herein have been carefully considered to reflect existing sense of place, respect heritage, embrace environmental assets to create a high amenity residential community.