

# WESTERN PRECINCT LOCAL STRUCTURE PLAN

LOT 6 TARONGA PLACE, EGLINTON

PART ONE - IMPLEMENTATION SECTION  
MARCH 2017



LOT 6 WESTERN PRECINCT LOCAL STRUCTURE PLAN  
PART ONE - IMPLEMENTATION SECTION

Prepared by:



PO Box 796  
Subiaco WA 6904  
t: 9382 1233  
f: 9382 1127  
[www.cleplan.com.au](http://www.cleplan.com.au)

3109Rep32A  
March 2017



IT IS CERTIFIED THAT THIS 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 OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

TABLE OF DENSITY PLANS

Density Plan No.	Area of density plan application	Date approved by WAPC



**TABLE OF CONTENTS**

---

**EXECUTIVE SUMMARY**

- 1.0 STRUCTURE PLAN AREA**
- 2.0 STRUCTURE PLAN CONTENT**
- 3.0 OPERATION**
- 4.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK**
- 5.0 STAGING**
- 6.0 LAND USE AND SUBDIVISION**
  - 6.1 Land Use and Zones**
  - 6.2 Residential**
    - 6.2.1 *Dwelling Target*
    - 6.2.2 *Density*
    - 6.2.3 *Locational Criteria*
  - 6.3 Public Open Space**
- 7.0 DEVELOPMENT**
  - 7.1 Local Development Plans**
  - 7.2 Bushfire Management**
- 8.0 OTHER REQUIREMENTS**
  - 8.1 Conditions of Subdivision Approval**

**TABLES**

---

Table 1: Land Use Summary

**PLANS**

---

Plan A: Structure Plan Map

## EXECUTIVE SUMMARY

The Western Precinct Local Structure Plan (WPLSP) captures approximately 28ha of land immediately west of the rail corridor in Eglinton and forming part of Lot 6 Taronga Place, Eglinton in the City of Wanneroo. The WPLSP represents the logical commencement of local structure planning for Lot 6, which will be continued in an eastward direction across the balance of the site as part of future structure planning.

The WPLSP allows for the creation of a residential neighbourhood that responds to the surrounding land use context and natural environment, as well as planning framework established by the Alkimos Eglinton District Structure Plan. The urbanisation and development of the WPLSP provides further opportunities to maximise the catchment to existing and planned infrastructure through consolidation of urban development, while satisfying State Government housing targets.

Through the inclusion of a permeable road local road network, the LSP establishes an interconnected interface for both existing and future development of surrounding land.

The WPLSP area is identified for urban development in strategic and statutory documents, zoned 'Urban' and 'Urban Development' zone under the Metropolitan Region Scheme (MRS) and the City of Wanneroo District Planning Scheme 2 (DPS 2) respectively. The Lot 6 WPLSP is lodged pursuant to the City of Wanneroo DPS 2, which requires a structure plan prior to development or subdivision for land zoned 'Urban Development'.

The WPLSP draws on the key elements of the Alkimos-Eglinton District Structure Plan (2010), which provides a high level framework for

the future land use and development in the area. The WPLSP fulfils strategic planning for the area with Perth and Peel@3.5 Million and the draft North West Metropolitan Sub-regional Planning Framework designating the subject site for urban development.

With densities allocated ranging from R25 to R60, the WPLSP can deliver a residential target of 27 dwellings per site hectare, achieving State government density targets. Medium to high density housing will be located around areas of public open space and key transport routes.

The WPLSP can be readily serviced, with essential infrastructure located within proximity and easily extended to the site. To support and inform the WPLSP the following technical reports have been prepared, and are summarised in the Part 2 – Explanatory Report, with complete copies included as technical appendices:

- Environmental Assessment
- Bushfire Management Plan
- Transport Assessment
- Local Water Management Strategy
- Landscape Master Plan and Cross-Sections
- Transportation Noise Assessment
- Engineering Report

The abovementioned technical reports comprehensively address all of the relevant planning considerations, and demonstrate that the land is suitable for urban development in the form proposed.

Table 1 – Land Use Summary

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the structure plan	28 hectares	1.2.2
Area of each land use proposed		
- Residential	7.5 hectares	
- Road Reserve	17.6 hectares	
- Public Open Space Reserve	2.9 hectares	
Estimated Lot Yield	460 lots	
Estimated Number of Dwellings	460 dwellings	
Estimated Residential Density		
- dwellings per gross urban zoned hectare <i>(as per Perth &amp; Peel@3.5 million)</i>	16.4 dwellings per gross hectare	3.2
- dwellings per site hectare <i>(as per Liveable Neighbourhoods)</i>	27 dwellings per site hectare	
Estimated Population	1288 people @ 2.8 people/household	
Amount of Public Open Space	2.8 hectares (total creditable POS) 2.37 hectares (unrestricted POS) 0.43 hectares (restricted POS)	3.3



### 1.0 STRUCTURE PLAN AREA

The Lot 6 Western Precinct Local Structure Plan (WPLSP), applies to land contained within the inner edge of the broken line denoting the structure plan boundary as shown on Plan A: Local Structure Plan, being the western portion of lot 6 Taronga Place, Eglinton.

### 2.0 STRUCTURE PLAN CONTENT

This Local Structure Plan comprises:

- Part One – Implementation Section
- Part Two – Explanatory Report
- Appendices – Technical Reports

Part One of the Local Structure Plan comprises the structure plan map and planning provisions. Part Two of the Local Structure Plan justifies and clarifies the provisions contained in Part One, and is used as a reference guide to interpret Part One.

### 3.0 OPERATION

The WPLSP comes into effect on the date that it is approved by the Western Australian Planning Commission.

### 4.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK

The WPLSP constitutes a Local Structure Plan required to be prepared prior to subdivision and development of the subject land pursuant to City of Wanneroo District Planning Scheme No. 2 and the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes*.

The Structure Plan Map (Plan A) outlines future land use, zones and reserves applicable within the structure plan area.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Deemed provisions for local planning schemes*, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Local Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

### 5.0 STAGING

Development staging will follow an orderly sequence and shall not exceed the extension of essential servicing infrastructure or constructed road access.

## 6.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

### 6.1 Land Use and Zones

Land use permissibility within the Structure Plan area shall be generally in accordance with the corresponding zone or reserve under the Scheme, or as otherwise outlined in this Structure Plan.

### 6.2 Residential

#### 6.2.1 Dwelling Target

In accordance with the requirements of Liveable Neighbourhoods, subdivisions are to achieve an average residential density of 22 dwelling per site hectare across the Structure Plan.

#### 6.2.2 Density

- a) Plan A defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential ranges, are to be subsequently assigned in accordance within a Residential Code Plan approved by the WAPC at subdivision stage.
- b) A Residential Code Plan is to be submitted at the time of subdivision to the WAPC and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan A and locational criteria contained in Clause 6.2.3.
- c) The Residential Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d) Approval of the Residential Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Code Plan shall be the form part of the Structure Plan and shall be used for the determination of future development applications.
- e) Variations to the Residential Code Plan will require further approval of the WAPC, with a revised Residential Code Plan submitted generally consistent with the approval plan of subdivision issued by the WAPC. The revised Residential Code Plan shall be consistent with the residential density ranges identified on Plan A and the locational criteria contacted in Clause 6.2.3.
- f) A revised Residential Code Plan, consistent with Clause 6.2.2 (e) will replace, wholly or partially, the previously approved Density Plan, and shall then form part of the Structure Plan as outlined in Clause 6.2.2 (d).
- g) Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
  - i) The amalgamation of lots;
  - ii) Consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
  - iii) Purpose of facilitating the provision of access, services or infrastructure; or
  - iv) Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

### 6.2.3 Locational Criteria

The allocation of residential densities shall be in accordance with the following locational criteria:

- a) The R25 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R40 – R60 as set out in 2) and 3) below.
- b) The R40 density code shall apply to 'Residential' zoned lots where:
  - i) The lot is located within 400m of public open space; or
  - ii) The lot is located within 250m of public transport or neighbourhood connector routes; or
  - iii) The lot is located within 200m of a primary school.
- c) The R60 density code shall apply to 'Residential' zoned lots where:
  - i) The lot is located within 200m of public open space; or
  - ii) The lot is located within 200m of public transport or neighbourhood connector routes; or
  - iii) Where the lot is greater than 800m<sup>2</sup>, excluding balance of title lots.

### **6.3 Public Open Space**

The provision of a minimum of 10% public open space being provided generally in accordance with Plan A.

## 7.0 DEVELOPMENT

### 7.1 Local Development Plans

The preparation of a Local Development Plan may be required by the Western Australian Planning Commission, on advice of the City of Wanneroo, as a condition of subdivision approval where deemed necessary for land comprising, but not limited to;

- i) Lots abutting areas of Public Open Space;
- ii) Lots within a designated Bushfire Prone Area; and,
- iii) R60 coded density sites.

### 7.2 Bushfire Management

This Local Structure Plan is supported by a Bushfire Management Plan. Regardless of whether the land has been formally designated as bushfire prone, any building to be erected on land identified as falling within 100m of a bushfire hazard is designated as bushfire prone land and shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia.

## 8.0 OTHER REQUIREMENTS

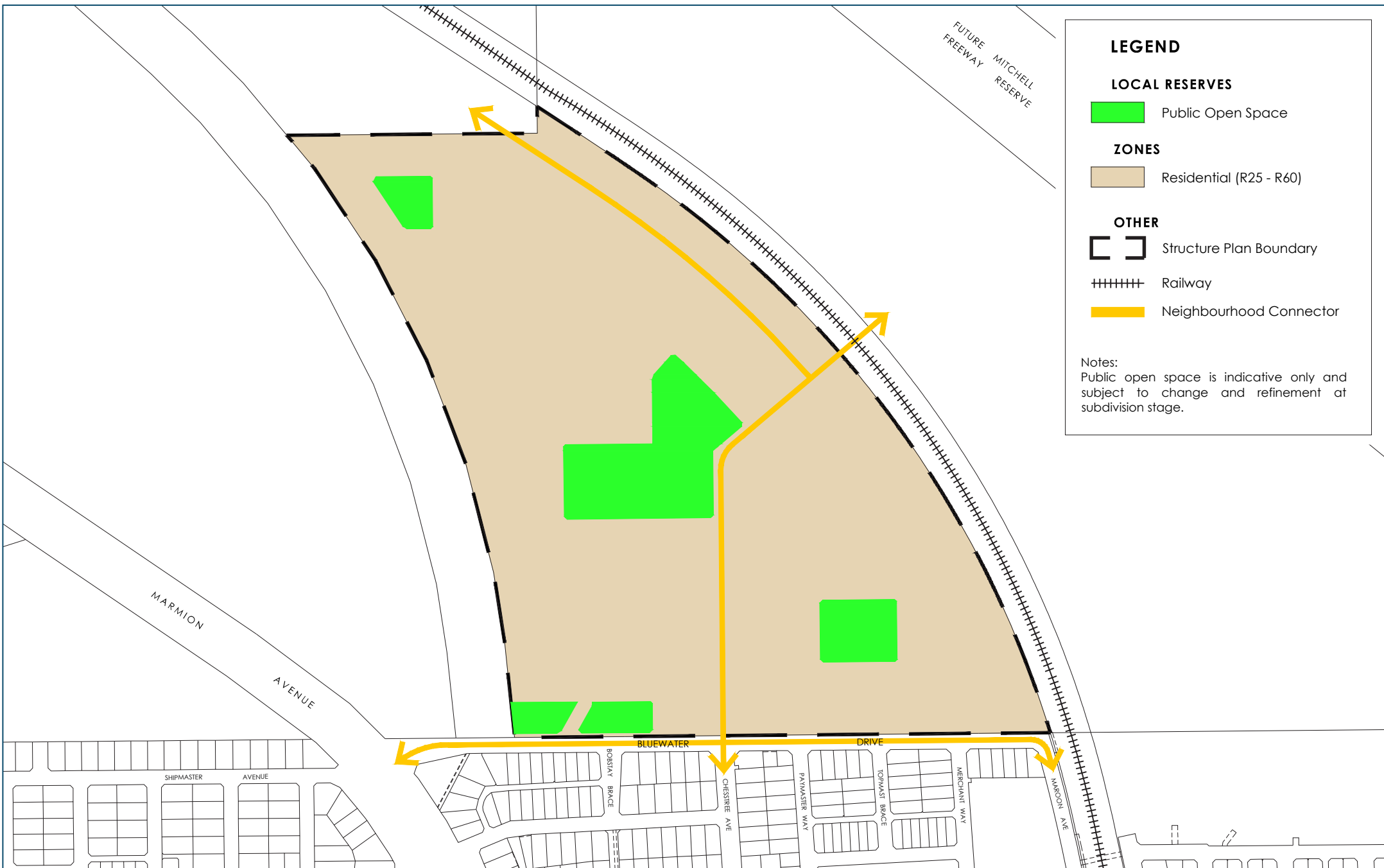
### 8.1 Conditions of Subdivision Approval

The following technical reports / strategies are to be prepared and submitted as a condition of subdivision approval (where applicable):

- Urban Water Management Plan
- Bushfire Management Plan (BAL Assessment)

### 8.2 Developer Contributions

Land within the Structure Plan is within Developer Contribution Area 1 (DCA1) as identified on the Scheme Map. The Alkimos-Eglinton Development Plan Report should be read in conjunction with the Structure Plan.



**LEGEND**

**LOCAL RESERVES**


 Public Open Space

**ZONES**

 Residential (R25 - R60)

**OTHER**

 Structure Plan Boundary

 Railway

 Neighbourhood Connector

Notes:  
Public open space is indicative only and subject to change and refinement at subdivision stage.

