



AMENDMENT NO. 01

TO THE

NORTH EGLINTON

APPROVED STRUCTURE PLAN NO. 93

RECORD OF AMENDMENTS MADE TO THE NORTH EGLINTON

APPROVED STRUCTURE PLAN NO. 93

Amendment No.	Summary of the Amendment	Date approved by WAPC
01	<ol style="list-style-type: none"> 1. Incorporate provisions under Part One to allow for the implementation of the R-MD Codes within the Structure Plan area via the City of Wanneroo adopted Local Planning Policy 4.19: Medium Density Housing Standards (R-MD). 2. Increase the base density code within the Structure Plan area to R25 to facilitate application of the R-MD provisions. 3. Update the format of Part One to accord with the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (Regulations) and the Western Australian Planning Commission's (WAPC) Structure Plan framework. 4. Incorporate agreed modifications to the distribution of 'conservation' open space within the Structure Plan area. 	

**AMENDMENT NO. 01 TO THE
NORTH EGLINTON APPROVED STRUCTURE PLAN NO. 93**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Replace any reference to 'Part One – Statutory Section' with 'Part One – Implementation'.
2. Delete Clause 3.0 – Interpretation and renumber remaining clauses;
3. Modify existing Clause 4.0 - Operation Date as follows:
"The date the Structure Plan comes into effect is the date the Structure Plan is endorsed by the WAPC."
4. Delete existing Clause 5.0 – Relationship with the Scheme and renumber remaining clauses.
5. Modify existing Clause 6.2.3(a) as follows:
 - "i. A base density code of R25 for all residential lots except under the circumstances described below.*
 - ii. Densities of R30 to R60 may be applied to lots where:*
 - located within 400 metres of a school, a public transport route or neighbourhood connector route or public open space; or*
 - within 800 metres of the Eglinton District Centre."*
6. Inclusion of a new Clause 4.2.3(a)(iii) to read as follows:
"iii. Density of R20 on selected lots to prevent re-subdivision and / or preclude application of the R-MD Code provisions."
7. Include a new Clause 4.2.4 – Residential Design Code Variations, to read as follows:
*"4.2.4 Residential Design Code Variations
The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Structure Plan."*
8. Amending Table 2: Strategic Public Open Space Provision at existing Clause 6.4 to read:

Strategic POS Site	Total Area	Minimum Conservation Area
(A)	1.78 hectares	0.53 hectares
(B)	9.80 hectares	Nil
(C)	1.48 hectares	0.81 hectares
(D)	7.42 hectares	1.16 hectares





















9. In Part Two, replacing Table 6: Calculation of Gross Subdivisible Area and Public Open Space Provision and Figure 24: POS Areas with the 'Public Open Space Schedule_March 2017' and POS Figure 'SAT EGL RD1051C' as approved by the City of Wanneroo in correspondence dated 25th August 2017.
10. All references to 'Detailed Area Plan(s)' or DAP(s)' to be replaced with 'Local Development Plan(s)' or 'LDP(s)'.
11. Delete existing Clause 7.2 – Residential Design Code Variations and Table 3: Residential Design Code Variations.
12. Delete existing Clause 8.0 – Monitoring and Review.

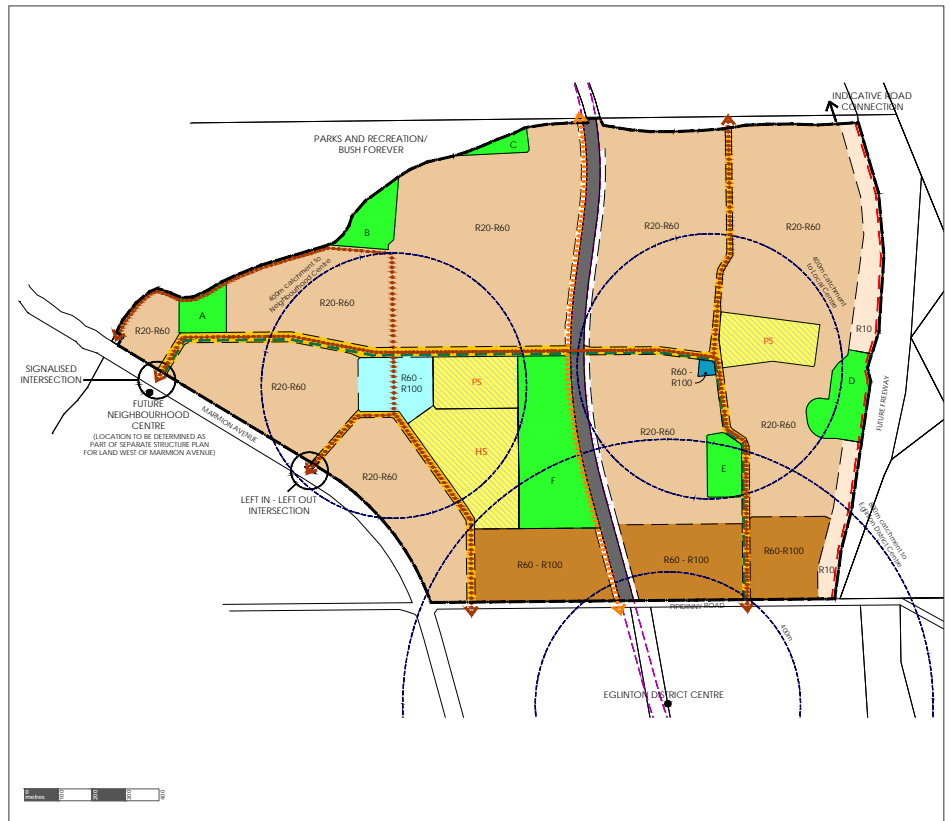
CITY OF WANNEROO

STRUCTURE PLAN No. 93

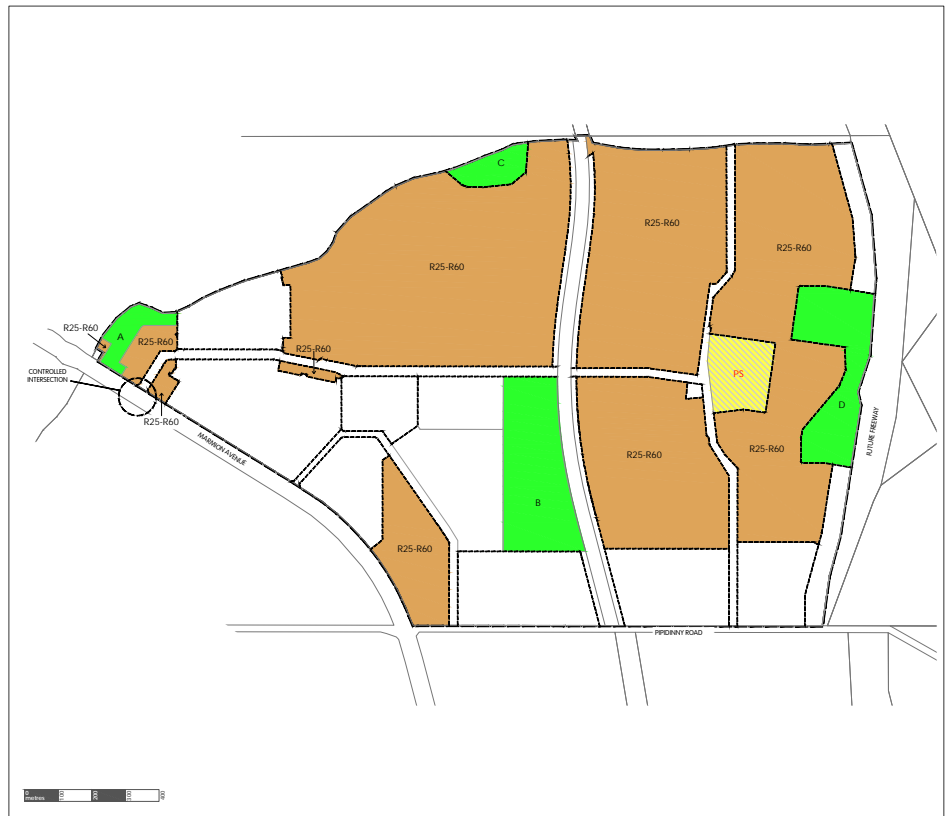
STRUCTURE PLAN AMENDMENT No. 1

Legend

-  STRUCTURE PLAN BOUNDARY
-  RAILWAY RESERVE
-  RESIDENTIAL (R10)
-  RESIDENTIAL (R20-R60)
-  RESIDENTIAL (R25-R60)
-  RESIDENTIAL (R60-R100)
-  COMMERCIAL
-  MIXED USE
-  EDUCATION/ INSTITUTIONAL
DENOTED AS FOLLOWS:
-  HIGH SCHOOL
-  PRIMARY SCHOOL
-  RESIDENTIAL DENSITY CODE
-  INDICATIVE PUBLIC TRANSPORT ROUTE
-  SOCIAL/ PEDESTRIAN/ CYCLE LINKAGES (PSP)
-  RAILWAY PSP
-  FUTURE 132kv OVERHEAD TRANSMISSION LINE
EASEMENT (24m)
-  STRATEGIC POS SITES
-  400m/800m WALKABLE CATCHMENT
-  NEIGHBOURHOOD CONNECTOR
-  ACCESS STREET



EXISTING PLAN 1: Structure Plan No. 93 (Rev L)
DRAWING REF: SAT EGL RD1 008L



PROPOSED PLAN : Structure Plan Amendment No.1
DRAWING REF: SAT EGL RD1 053A



Areas identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999 may be subject to assessment by the Federal Department of Sustainability, Environment, Water, Population and Communities, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at the subdivision or development stage.



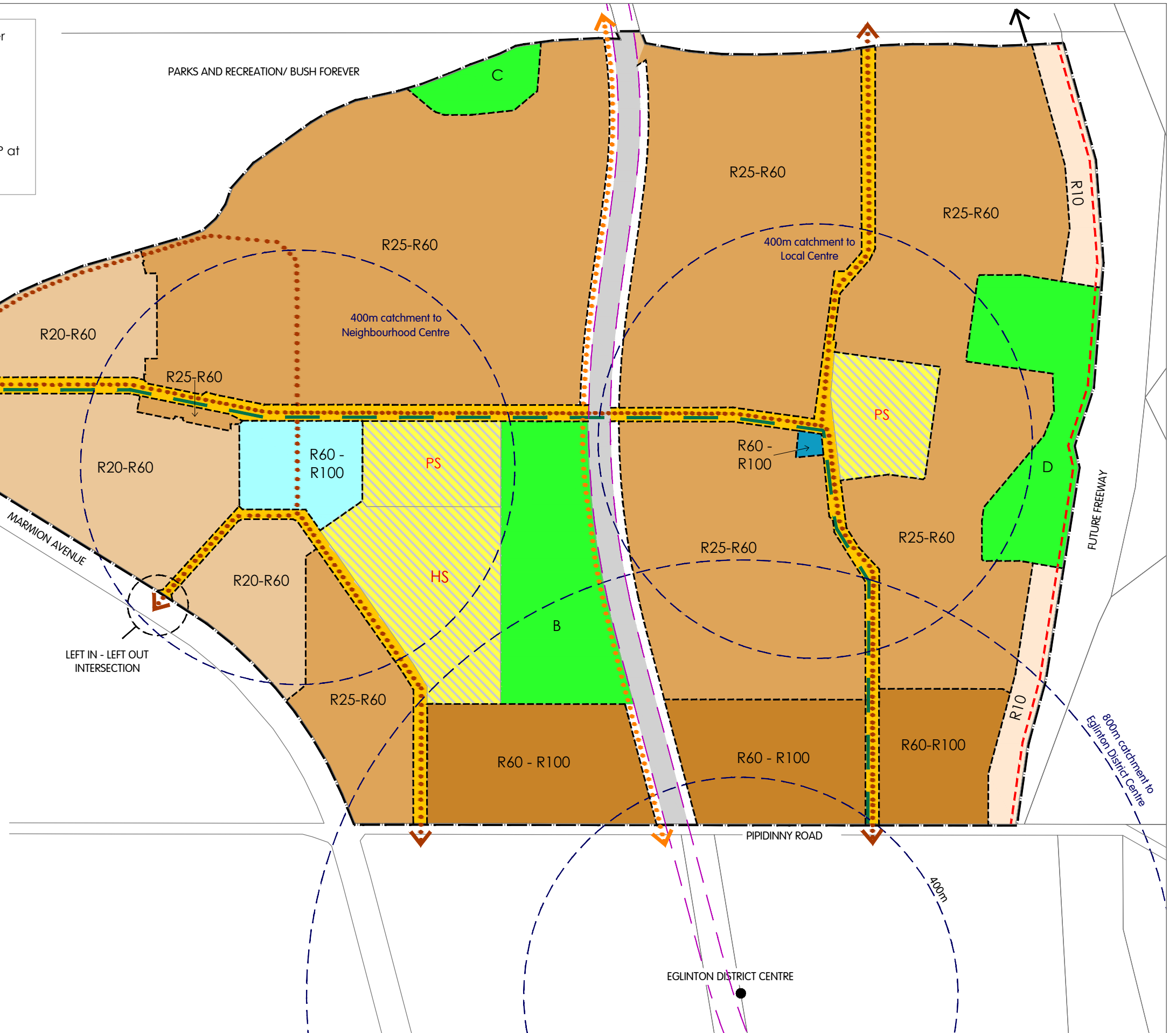
- STRUCTURE PLAN BOUNDARY
- RAILWAY RESERVE
- RESIDENTIAL (R10)
- RESIDENTIAL (R20-R60)
- RESIDENTIAL (R25-R60)
- RESIDENTIAL (R60-R100)
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CONTROLLED INTERSECTION

FUTURE NEIGHBOURHOOD CENTRE
(location to be determined as part of separate structure plan for land west of marmion avenue)

LEFT IN - LEFT OUT INTERSECTION

PARKS AND RECREATION/ BUSH FOREVER



CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 180313
DWG REF: 97504lots-9999ah
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

1:7500
0 100 200 300 400 metres

M AMENDMENT NO. 1
REV DESCRIPTION
180507 YYMMDD
SB DRAWN
DP APPR'D

PLAN 1: STRUCTURE PLAN MAP
Lot 2 Pipidiny Road, Eglinton
City of Wanneroo

REF NO. SAT EGL
DRAW NO. RD1 008
REV. M

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

13. Replace Plan 1: Structure Plan Map (Rev L) with the attached Rev M which includes the following modifications:
 - a) Strategic POS Sites modified to accord with the amended Table 2.
 - b) Residential density code range modified to reflect the updated base code of R25.
 - c) Replace reference to "*Signalised Intersection*" on Marmion Ave with "*Controlled Intersection*".

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 1 TO THE NORTH EGLINTON APPROVED STRUCTURE PLAN NO. 93

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 01 TO THE

NORTH EGLINTON AGREED STRUCTURE PLAN NO. 93

1.0 BACKGROUND

The main purposes of this proposed amendment to the North Eglinton ASP No. 93 (SP) are fourfold:

1. Incorporate the relevant provisions under Part One to allow for the implementation of the R-MD Codes within the SP area via the City of Wanneroo adopted Local Planning Policy 4.19: Medium Density Housing Standards (R-MD);
2. Related modifications to Item 1 above, including increasing the base density code within the SP area to R25, to facilitate application of the R-MD provisions;
3. Update the format of the SP to accord with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) and the Western Australian Planning Commission's (WAPC) Structure Plan framework; and
4. Incorporate agreed modifications to the distribution of 'conservation' open space within the SP area.

2.0 PROPOSED AMENDMENT

2.1 Part One R-MD Clause Inclusion

Planning Bulletin 112/2016 Medium-density single house development standards – Development Zones identifies the mechanism for implementation of the R-MD Codes. The City of Wanneroo adopted Local Planning Policy 4.19: Medium Density Housing Standards (R-MD) that varies the deemed-to-comply requirements of the R-Codes, and can be applied in Development zones. The policy will apply where the approved structure plan identifies that the R-MD Codes local planning policy applies. This amendment proposes to incorporate the relevant provisions under Part One to allow for the implementation of the R-MD Codes via the City of Wanneroo's policy, by inclusion of the following clause:

“4.2.4 Residential Design Code Variations

The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.”

This wording is compliant with other approved Structure Plans.

2.2 Related Modifications to R-MD Clause Inclusion

To give proper effect to the incorporation of the R-MD provisions, the amendment proposes a series of additional modifications, as follows:

1. Removal of Clause 7.2 – Residential Design Code Variations and Table 3: Residential Design Code Variations. The SP was adopted by the WAPC on 10th June 2014, prior to gazettal of the Regulations in October 2015. The Regulations do not provide for structure plans to vary the deemed to comply requirements of the R-Codes (however the Regulations do provide for any existing approved R-Code variations in structure plans to remain in place, and to continue to operate until they are implemented or revoked). Adoption of the R-MD standards pursuant to this amendment removes the need for the current R-Code variations, enabling Clause 7.2 and Table 3 to be removed;
2. Modify existing Clause 6.2.3(a)(i) to implement a base density code of R25 throughout the SP Area. This will enable access for the majority of lots to the R-MD Code provisions detailing acceptable variations to the R-Codes (and which are applicable only to density codes between R25 to R60), and avoid the need for LDP's to achieve these modifications to standards. This is a critical modification with the proposed removal of the current R-Code variations prescribed at Clause 7.2 and Table 3 of the SP.

3. Modify existing Clause 6.2.3(a)(ii) so that the application of the R30 – R60 density code range is more self-evidently discretionary. This clarification is necessary due to the problematic implications of the current wording. In practice, almost all lots within the Estate are located within 400 metres of either a school, a public transport route or neighbourhood connector route or public open space. If strictly applied this prevents application of any density code below R30. While the proposed modification introduces greater flexibility into the spatial application of different density codes, overall dwelling targets within the Estate will continue to be met with applications still required to satisfy the requirements of Clause 6.2.1(b) which requires “A minimum average density of 25 dwellings per site hectare within 400 metres from the centre of neighbourhood centres and along neighbourhood connectors supporting future public transport routes”.
4. Introduce a new Clause 4.2.3(a)(iii) which enables the application of an R20 density code on selected lots to prevent re-subdivision and / or preclude application of the R-MD Code provisions. R20 is the current base density code, and its modest application in some selected instances is still considered desirable for the purposes of dwelling diversity, streetscape and amenity.

2.3 Conforming to the WAPC Structure Plan Framework

This Amendment proposes administrative changes to the format of Part One of the SP to bring it into compliance with the statutory requirements of the Regulations and the operational aspects of the WAPC Structure Plan Framework.

These modifications include:

1. Replacing any reference to ‘Part One – Statutory Section’ with ‘Part One – Implementation’, to reflect the “due regard” status of SP’s;
2. Deletion of Clause 3.0 – Interpretation, being unnecessary and inconsistent with the Structure Plan Framework;
3. Modifying existing Clause 4.0 - Operation Date as follows:
“The date the Structure Plan comes into effect is the date the Structure Plan is endorsed by the WAPC.”
4. Deleting existing Clause 5.0 – Relationship with the Scheme, in accordance with Clause 17.6 of the Structure Plan Framework which identifies that if amendments are proposed to structure plans approved prior to the Regulations coming into effect, the SP is to be amended to remove any references to statutory provisions having the force and effect of the Scheme;
5. Replacing references to ‘Detailed Area Plan(s)’ or DAP(s)’ with ‘Local Development Plan(s)’ or ‘LDP(s)’ to reflect the change of terminology in the Regulations; and
6. Deleting existing Clause 8.0 – Monitoring and Review, being unnecessary and inconsistent with the Structure Plan Framework.

2.4 Modifications to Strategic POS Schedule

The Amendment proposes to formalise agreed changes to the allocation of strategic POS sites within the SP Area, by modifications to Table 2: Strategic Public Open Space Provision at Part One of the SP. This modification brings the SP into line with the City’s approval dated 25th August 2017 for the distribution of ‘conservation’ open space within the SP area.

To remove any inconsistency this change is accompanied by replacement of the existing Table 6: Calculation of Gross Subdivisible Area and Public Open Space Provision and Figure 24: POS Areas in Part Two of the SP, with the POS Schedule and POS Plan forming part of the City’s 25th August 2017 approval.

These changes result in a total of 6.50 ha of ‘conservation’ POS being provided on the site in accordance with the requirements of the City’s Local Planning Policy 4.3: Public Open Space, and a total POS provision of 13.74% within the SP Area.

2.5 Modifications to Plan No. 1

The proposed Part One amendments require a number of modifications to the SP Map Plan No. 1, which is proposed to be replaced with a new Revision M depicting the following changes:

1. Depiction of the Strategic POS Sites is modified to accord with the amended Table 2;
2. The residential density code range is modified to reflect the updated base code of R25 and
3. Replacing the reference to "*Signalised Intersection*" on Marmion Ave, with "*Controlled Intersection*". This modification is intended to remove potential confusion and provide flexibility in determining the final treatment of the future intersection, noting that MRWA currently prefers the use of roundabouts instead of traffic signals.