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# ALKIMOS- EGLINTON DISTRICT STRUCTURE PLAN NO. 18 AMENDMENT 2

## PART ONE - IMPLEMENTATION

September 2018



Title: Alkimos-Eglinton District Structure Plan No. 18 - Amendment 2  
Part One - Implementation

Prepared for: Urban Quarter

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Prepared by: CLE Town Planning + Design

Project team: Town Planning & Urban Design - CLE Town Planning + Design  
Economic and Employment Assessment - MacroPlan Dimasi  
Environmental - Strategen Environmental  
Traffic - GTA Traffic Consultants  
Engineering & Hydrology - Cossill & Webley Consulting Engineers  
Acoustic - Lloyd George Acoustics  
Bush Fire - Strategen Environmental Landscaping - Plan E  
Landscape Architects

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AMENDMENT 2 TO THE  
ALKIMOS - EGLINTON DISTRICT STRUCTURE PLAN NO. 18

PART ONE - IMPLEMENTATION

This Amendment is prepared in accordance with the provisions of Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.



**Records Of Amendments Made To The Alkimos Eglinton District Structure Plan**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>WAPC Adopted</b>	<b>Council Adopted</b>
1	Amend Service Commercial in the Alkimos Secondary Centre and remove the North Alkimos rail station	31 March 2016	21 July 2015
2	Rationalise the designation of Service Commercial and extend the eastern boundary of the Structure Plan to include additional Service Commercial land.		

## Modifications:

### 1. Modification to Part One MAP as follows:

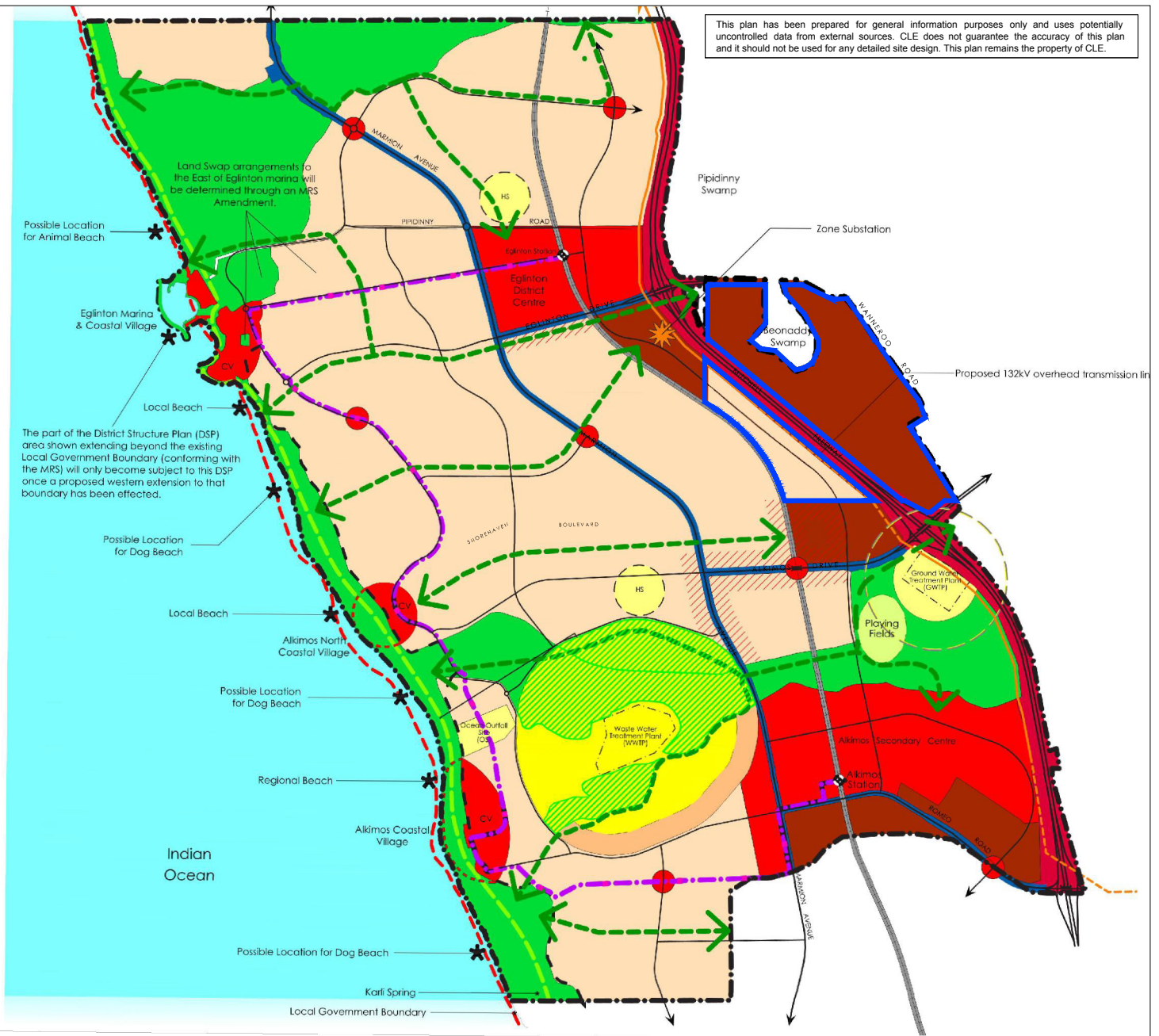
- Designate part lot 6 Taronga Place, Eglinton (land between the rail and freeway reserves), being a total of 35.6ha, as Urban. This land is currently designated as Service Commercial.
- Adjust the eastern boundary of the Alkimos Eglinton District Structure Plan to include 113.75ha of additional land (landholdings listed below) and designate this land as Service Commercial.

LOT DETAILS	AREA (ha)
Lot 1 Taronga Place, Carabooda	4.53
Lot 2 Wanneroo Road, Carabooda	4.48
Lot 3 Beonaddy Road, Eglinton	3.67
Lot 4 Pipidinny Road, Eglinton	2.35
Lot 4 Taronga Place, Eglinton	4.46
Lot 5 Beonaddy Road, Eglinton	2.12
Lot 6 Pipidinny Road, Eglinton	4.04
Part Lot 6 Taronga Place, Eglinton	74.7
Lot 7 Pipidinny Road, Eglinton	1.36
Lot 8 Pipidinny Road, Eglinton	3.94
Lot 20 Beonaddy Road, Eglinton	3.23
Lot 5002 Scotthorn Drive, Alkimos	1.25
Lot 6280 Wanneroo Road, Carabooda	3.52
<b>Total</b>	<b>113.75</b>

### 2. Modification to Part Two:

- Append the Amendment 2 Part Two – Explanatory Report as supplementary information.

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**The following notes relate to the Structure Plan:**

- The final locations and configurations of the government school sites depicted on this Structure Plan will occur at the local structure planning stage through landowner consultation with the Department of Education and Training, the City of Wanneroo and the Department of Planning. Locations depicted are notional and approximate to reflect catchment requirements.
- The coastal setbacks, including any proposed reduction in coastal setback for the coastal activity nodes are to be consistent with State Planning Policy No. 2.6, State Coastal Policy.
- Final location of railway stations and associated pedestrian and vehicular crossings will need to be determined to the satisfaction of the Public Transport Authority, in consultation with the City of Wanneroo and the WAPC.
- The north-south road on the western side of the WWTP which transverse the 'Parks and Recreation' reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.
- Retail floorspace allocation for the proposed activity centres as outline in the Structure Plan has not been assessed in terms of its impact upon other proposed and existing centres. Accordingly, the activity centres are notional and will require compliance with any approved State Planning Policy relating to Activity Centres.
- 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 the Environment, Water, Heritage and the Arts. The outcome of any such assessment may require modification to the DSP.
- District Open Space identified within the Structure Plan does not form part of the public open space allocation.
- Local Open Space will be determined at the time of Local Structure Plan preparation in consultation with the City of Wanneroo and the WAPC. Detail in relation to drainage credits will be assessed at the Local Structure Planning stage, and will need to be consistent with Liveable Neighbourhoods and WAPC Policy DC 2.3 'Public Open Space in Residential Areas'.
- Activity Centres will be subject to further structure planning, to ensure there is a mix of retail, residential, community and service provision meeting main street design objectives.
- Subdivision and/or development within the DSP is required to contribute to infrastructure items as identified in the Developer Contribution Plan to be approved by the City of Wanneroo.
- The Structure Plan is subject to Environmental Conditions, Statement No. 722.
- Final servicing requirements will need to be accommodated within the Structure Plan, and will be determined at the Local Structure Planning Stage.
- This DSP is subject to monitoring and review commencing in 2017.
- An easement of up to 32m may be required for the proposed 132kv overhead transmission line. This may have implications on adjacent land uses. Final width of the easement to be determined at LSP stage.

**LEGEND**

- DISTRICT STRUCTURE PLAN BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- URBAN
- FUTURE POTENTIAL URBAN
- REGIONAL OPEN SPACE
- CONSERVATION
- PUBLIC PURPOSES / COMMUNITY FACILITIES
- HIGH SCHOOL
- GROUND WATER TREATMENT PLANT
- WASTE WATER TREATMENT PLANT
- OCEAN OUTFALL SITE
- SERVICE COMMERCIAL
- SECONDARY & DISTRICT CENTRES
- COASTAL VILLAGE ACTIVITY CENTRES
- NEIGHBOURHOOD CENTRES
- OPPORTUNITY FOR BUSINESS, COMMERCIAL, AND MIXED USE DEVELOPMENT
- INDICATIVE LOCATION OF PROPOSED SUBSTATION
- ROADS: PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- SECONDARY ROADS
- COASTAL ROADS
- RAILWAY RESERVE, RAILWAY STATIONS
- SECONDARY PUBLIC TRANSPORT SYSTEM
- GROUND WATER TREATMENT PLANT 300m BUFFER
- DISTRICT OPEN SPACE
- SOCIAL/PEDESTRIAN/CYCLE LINKAGES
- COASTAL DUAL USE PATH
- 132KV TRANSMISSION LINE

Source: City of Wanneroo\_Alkimos Eglinton District Structure Plan March 2016\_District Structure Plan (Amendment 01)

