



CLE Town Planning + Design

# CENTRAL PRECINCT LOCAL STRUCTURE PLAN Lot 9004 Eglinton

Part One - Implementation Report

AUGUST 2021



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Title: Central Precinct Local Structure Plan Lot 9004 Eglinton  
Part One | Implementation Section

Prepared for: Prime Eglinton Pty Ltd C/- Urban Quarter

CLE Reference: 3109Rep230A

Date: 9 August 2021

Status: Final

Review date: 9 August 2021

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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

## EXECUTIVE SUMMARY

The Central Precinct Local Structure Plan (CPLSP) comprises approximately 35 hectares of land between the rail corridor on its western boundary and the Mitchell Freeway reserve on its eastern boundary. The site forms part of the original Lot 6 Eglinton landholding, now referred to as Lot 9004 Eglinton, located in the City of Wanneroo.

The CPLSP represents the continued expansion of the East of the Beach Estate, and the local structure planning for the central precinct to deliver further subdivision and development of the site.

The CPLSP allows for the creation of a residential neighbourhood of around 470 dwellings that responds to the surrounding land use context and natural environment, as well as, the planning framework established by the Alkimos Eglinton Local Structure Plan (AEDSP). The site was re-designated from Service Commercial to Urban to support residential development as part of Amendment 2 to AEDSP (endorsed by the WAPC in March 2020). The urbanisation and development of the CPLSP provides further opportunities to maximise the catchment to existing and planned infrastructure through consolidation of urban development.

The CPLSP establishes an appropriate and responsive interface to surrounding existing and future development. This includes a well-designed and logical extension of the local road network.

The CPLSP area is identified for urban development in the overarching strategic and statutory documents. The site is zoned 'Urban' and 'Urban Development' zone under the Metropolitan Region Scheme (MRS) and the City of Wanneroo District Planning Scheme (DPS2) respectively. The CPLSP is lodged pursuant to the City of Wanneroo DPS2, which requires a structure plan prior to development or subdivision for land zoned 'Urban Development'.

In preparing the CPLSP, regard has been given to the AEDSP, providing a high level framework for future land use and development in the area. The CPLSP satisfies state level strategic planning for the area with Perth and Peel @ 3.5 Million and the North-West Metropolitan Sub-regional Planning Framework designating the subject site for urban development.

The CPLSP response to the sites nature attributes and provides opportunity for vegetation retention within strategically located areas of open space.

The CPLSP can be readily serviced, with essential infrastructure located within immediate proximity.

To support and inform the CPLSP 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 Report
- Bushfire Management Plan
- Transport Impact Assessment
- Engineering and Servicing Report
- Transportation Noise Assessment
- Local Water Management Strategy
- Landscape Master Plan

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

Table 1: Land Use Summary

ITEM	DATA	STRUCTURE PLAN REF.
Total area covered by the CPLSP	35.48ha	Section 1.2.2
Area of each land use proposed <ul style="list-style-type: none"> <li>Residential</li> <li>Road Reserves</li> <li>Public Open Space Reserves</li> </ul>	21.12ha 10.42ha 3.94ha	
Estimated lot yield	450 - 470	
Estimated number of dwellings	450 - 470	
Estimated dwelling density	13.24dph (gross Urban zoned) 22.25dph (net developable)	Section 3.2
Estimated Population	1175 @ 2.5 ppl/household	
Amount of Public Open Space	3.94ha (10.4% creditable)	Section 3.3

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Plan A Local Structure Plan Map

## 1.0 STRUCTURE PLAN AREA

The Central Precinct Local Structure Plan (CPLSP), 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.

## 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 CPLSP 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 CPLSP 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 supported by the extension of essential servicing infrastructure or constructed road access. The first stages are intended to be developed as an extension of existing residential development at the southern boundary of the site.



## 6.0 LAND USE AND SUBDIVISION

### 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

It is the objective of the CPLSP to provide between 450 and 470 dwelling units, generally in accordance with the State density targets.

#### 6.2.2 Density

- a. Plan A defines the broad residential density ranges that apply to specific area within the Structure Plan. Lot specific residential densities, with the defined residential ranges, will be subsequently assigned in accordance with 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 location 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 then form part of the Structure Plan and be used for the determination of future development applications.
- e. Variations to the Residential Code Plan will require further approval of the WAPC.
- f. 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 R-codings on the Residential Code Plan shall be in accordance with the following criteria:

- a. A base density code of R30 applies to all residential lots within the R30-R60 range.
- b. A density coding of R40 can be applied to residential lots;
  - (i) Fronting public open space, including all lots with a clear view of the open space; and
  - (ii) Along neighbourhood connectors, with the exception of lots directly abutting the primary regional and railway reservations.
- c. A density coding of R60 can be applied to all residential lots directly adjacent to POS.

## 6.3 Public Open Space

The provision of a minimum of 10% POS being provided generally in accordance with Plan A and the following Table.

Table 2 – Indicative POS Site Area

POS 1	2.04ha
POS 2	0.31ha
POS 3	0.95ha
POS 4	0.65ha

## 7.0 DEVELOPMENT

### 7.1 Local Development Plans

Local Development Plans are to be prepared and approved under a condition of subdivision approval, to require:

- (i) Sites adjoining Public Open Space to address: built form orientation, visually permeable fencing and window openings from habitable rooms to overlook POS and provide for passive surveillance.
- (ii) Lots adjoining/fronting the railway and freeway reserve which are affected by noise, to address quiet house design in accordance with the recommendations of the Transportation Noise Assessment (Lloyd George Acoustics, July 2021).

### 7.2 R Code Variations

The variations set out in the City of Wanneroo's Medium Density Housing Standards (R-MD) Local Planning Policy 4.19 apply to the Structure Plan and thereby constitute acceptable development.

### 7.3 Notification on Title

In respect of applications for the subdivision of land the City of Wanneroo shall recommend to the Western Australian Planning Commission that a condition be imposed as part of a subdivision approval for a notification to be placed on the Certificate of Title to advise of the following

- (i) Land or lots deemed to be affected by transport noise as identified in Transportation Noise Assessment contained in Appendix 4.

## 8.0 OTHER REQUIREMENTS

### 8.1 Powerline Easement

An indicative location for a potential 132kv transmission powerline, is shown on the Structure Plan map, consistent with the AEDSP. The final location and requirement for this infrastructure is the subject of further investigation and agreement with agencies.

### 8.2 Additional Information

The following technical report is to be prepared and submitted at the time of lodgement of a subdivision application (where applicable):

- Bushfire Management Plan (BAL Assessment)

### 8.3 Conditions of Subdivision Approval

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

- Urban Water Management Plan;
- Fauna Management Plan; and
- A Conservation Area Management Plan.

### 8.4 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.

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### LEGEND


#### LOCAL RESERVES


 Public Open Space<sup>1</sup>

#### ZONES

 Residential (R30 - R60)


#### OTHER

 Structure Plan Boundary

 Railway

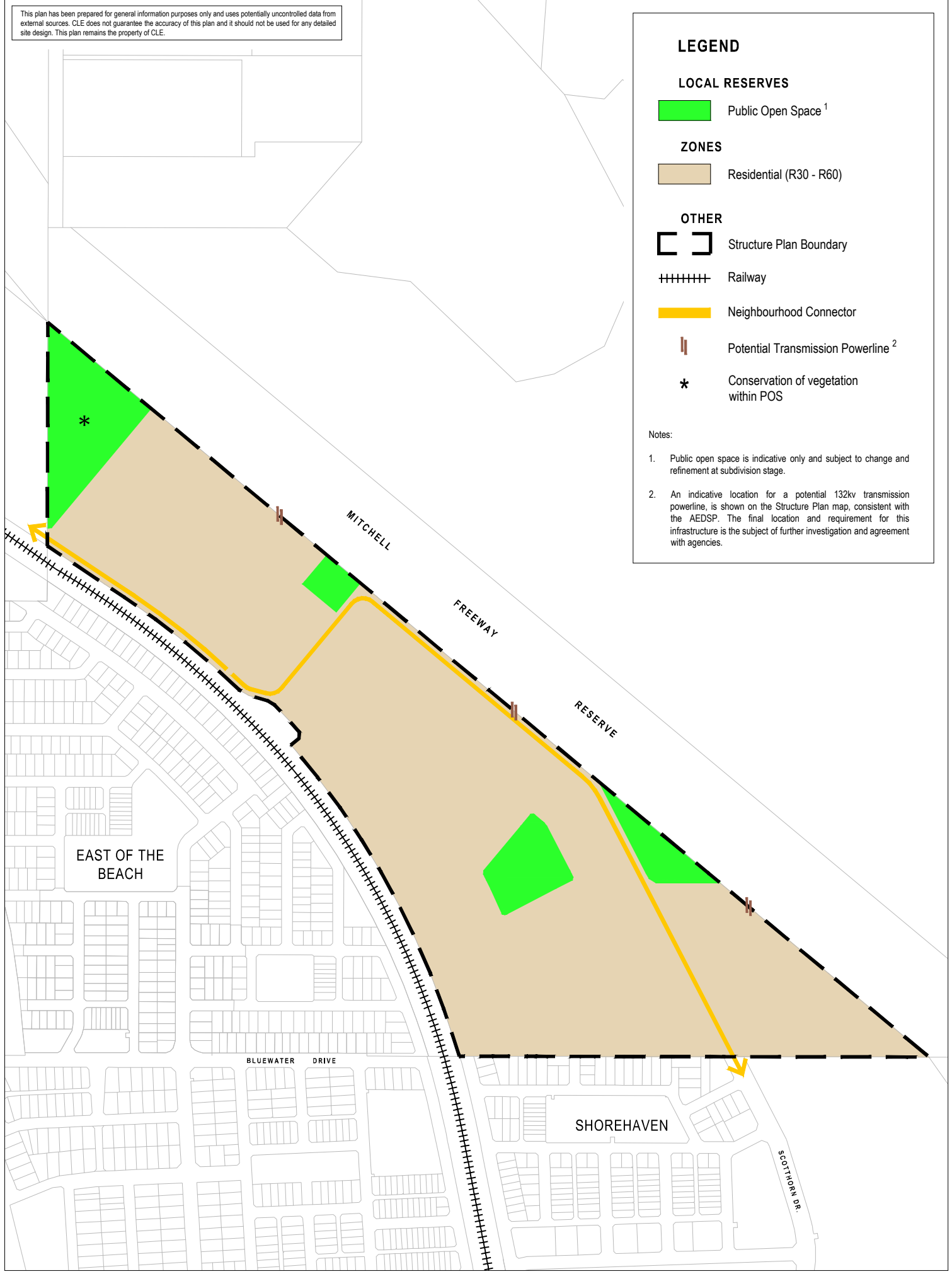
 Neighbourhood Connector

 Potential Transmission Powerline<sup>2</sup>

 Conservation of vegetation within POS

Notes:

- Public open space is indicative only and subject to change and refinement at subdivision stage.
- An indicative location for a potential 132kv transmission powerline, is shown on the Structure Plan map, consistent with the AEDSP. The final location and requirement for this infrastructure is the subject of further investigation and agreement with agencies.





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