

Precinct 8, Ranch Road East Wanneroo Local Structure Plan

Various Lots, Mariginiup



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Record of Endorsement

This structure plan is prepared under the provisions of the City/Shire/Town of [NAME] Local Planning Scheme [NUMBER].

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 Endorsed by WAPC

Executive Summary

This Local Structure Plan has been prepared by Rowe Group on behalf of landowners within East Wanneroo District Structure Plan (WAPC, 2021) ‘Precinct 8 – Ranch Road’, as coordinated by Qube Property Group. The Structure Plan seeks to facilitate the development of ‘Precinct 8 - Ranch Road’ (‘Precinct 8’ or ‘the subject land’) and covers an area of 262 hectares, bounded by Coogee Road, Pinjar Road, Mornington Drive and Mariginiup Lake.

Land within this Local Structure Plan (LSP) area is predominately zoned ‘Urban Deferred’ under the Metropolitan Region Scheme (‘MRS’) and is the subject of request to lift the urban deferment and transfer the land to the ‘Urban’ zone.

The subject land is located approximately 27km north of Perth, and 1.5km east of the Banksia Grove neighbourhood centre. Land within the Structure Plan is predominately used for rural living with several market gardens also present. Approximately one third of the Structure Plan area is reserved for ‘Parks and Recreation’ with these reserves containing the wetland areas and foreshores of Mariginiup Lake and Little Mariginiup Lake.

The Precinct 8 – Ranch Road Local Structure Plan area forms part of the broader East Wanneroo area, which has long been earmarked by the State Government for urban development. The area is identified within both the Western Australian Planning Commission (WAPC) *Perth and Peel @3.5Million* Sub-Regional Planning Framework (WAPC, 2018) and in greater detail within the *East Wanneroo District Structure Plan* (EWDSP) (WAPC, 2021). The EWDSP sets out a vision for the wider East Wanneroo urban expansion area, with Precinct 8 being one of some eighteen precincts identified for land use change and development over time. Precinct 8 – Ranch Road is recognised in the EWDSP as a ‘suburban neighbourhood’ of approximately 2,300 lots and is identified for development as part of Stage 1 of the DSP, which notes that *‘Precinct 8 is capable of being developed in the short term’*.

This Precinct 8 Local Structure Plan responds to key considerations identified by the EWDSP and seeks to facilitate the urban development of the precinct in accordance with the following objectives:

- a) Create a distinct suburban neighbourhood that retains celebrates the sites natural features by sensitively connecting residential areas with the surrounding wetlands and bushland areas.
- b) Enhance connectivity between Mariginiup Lake, Little Mariginiup Lake and Lake Adams.
- c) Provide an efficient and environmentally responsive urban layout that maintains topography and natural drainage flows whilst maximising accessibility and opportunities for energy efficiency at the lot level through solar gain.
- d) Create a walkable neighbourhood with attractive and convenient connections between residential and non-residential land uses and maximising accessibility to public open space (POS) by ensuring the equitable distribution of POS throughout the Structure Plan area.
- e) Satisfy the EWDSP dwelling target of 2,300 lots for Precinct 8 and provide a range of residential lot typologies consistent with ‘suburban neighbourhood’ character identified by the EWDSP.
- f) Provide for the coordinated delivery of infrastructure and community services alongside development.
- g) Minimise the potential harm arising from natural hazards including bushfire, heatwaves and groundwater inundation.

This Structure Plan has been prepared in consultation with the City of Wanneroo and the Department of Planning Lands and Heritage and in accordance with the requirements of the City’s District Planning Scheme No.2, the EWDSP, the Planning and Development (Local Planning Schemes) Regulations 2015 and the WAPC’s *Guidance for Structure Plans*.

Structure Plan Summary

Item	Data	Section number referenced in Part 2 of report
Total area covered by the Structure Plan	261.96 hectares	
Area of each land use proposed:		
Residential	97.25 hectares	5
Primary School Site	3.5 hectares	5.2.2
Total estimated lot yield	2,500 lots	6.7
Estimated number of dwellings	2,500 dwellings	5.2.1
Estimated residential site density	25.7 dwellings per site hectare	
Estimated population*	7,000 people	
Estimated commercial floor space	nil	
Estimated area and percentage of public open space given over to:		
▪ Regional Reserves	93.67 hectares	6.3
▪ Parkland subject to confirmation	1.17 hectares	
▪ Public Open Space	19.45 hectares, 12.31%	
Estimate percentage of natural area	96.57 hectares, 37%	

Note: All information and areas are approximate only and are subject to survey and detailed design.

** Based on City of Wanneroo average number of people per household of 2.8 ABS 2021 Census*

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Technical appendices

Appendix Number	Document Title	Nature of Document	Referral/ Approval Agency	Approval status and Modifications
1	Environmental Assessment Report	Supporting		
2	Civil Servicing Report	Supporting		
3	Local Water Management Strategy	Approval Required	City of Wanneroo, Department of Water and Environmental Regulation	
4	Transport Impact Assessment	Approval Required	City of Wanneroo, Main Roads WA	
5	Bushfire Management Plan	Approval Required	City of Wanneroo	
6	Aboriginal Cultural Heritage	Supporting		
7	Landscape Strategy	Supporting		
8	Wetland Buffer and Foreshore Strategy	Supporting		
9	Sense of Place Statement	Supporting		
10	WAPC Approval to Prepare Concurrent Structure Plan	Supporting		

Part One Implementation



1. Structure Plan Area and Operation

This Structure Plan applies to the various lots contained within the Precinct 8 -Ranch Road area of the East Wanneroo District Structure Plan (EWDSP), being the land bound by Pinjar Road, Mornington Drive, Coogee Road, Mariginiup Road and Mariginiup Lake. The Structure Plan applies to all the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map.

Refer to **Plan 1 – Structure Plan Map**.

1.1. Structure Plan Content

This Structure Plan comprises the following sections:

- a) **Part One – Implementation;** includes the Structure Plan (Plan 1) and outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the Structure Plan relates.
- b) **Part Two – Explanatory Section;** is to support the Structure Plan contained in Part One by providing the background and explanatory information used to prepare the Structure Plan.
- c) **Technical Appendices;** contains all technical and specialist reports prepared in support of the Structure Plan.

1.2. Structure Plan Operation

In accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)*, this Structure Plan shall come into operation when it is approved by the Western Australia Planning Commission (WAPC) pursuant to Schedule 2, Part 4, Clause 22 of the Regulations.

Pursuant to clause 27(1) of Schedule 2 of the Regulations:

A decision-maker for an application for development approval or subdivision approval in an area covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.

Pursuant to clause 28(1) of Schedule 2 of the Regulations, this Structure Plan has effect for a period of 10 years, commencing on the day the WAPC approves the plan.

The operation of the Structure Plan shall be in accordance with the City of Wanneroo District Planning Scheme No. 2 (DPS 2') and the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations').

2. Purpose

The Structure Plan seeks to facilitate the development of Precinct 8 in accordance with the following vision:

Precinct 8, Ranch Road will be a distinctive suburban neighbourhood, with celebrated wetlands and areas of bushlands providing an attractive lifestyle.

To achieve this vision, the Structure Plan sets out a development management framework that seeks to satisfies the following objectives:

- a) Create a distinct suburban neighbourhood that protects and celebrates natural features whilst sensitively connecting residential areas with the surrounding wetlands and bushland areas.
- b) Enhance connectivity between Mariginiup Lake, Little Mariginiup Lake and Lake Adams.
- c) Provide an efficient and environmentally responsive urban layout that maintains topography and natural drainage flows whilst maximising accessibility and opportunities for energy efficiency at the lot level through solar gain.
- d) Create a walkable neighbourhood with attractive and convenient connections between residential and non-residential land uses and maximising accessibility to public open space (POS) by ensuring the equitable distribution of public open space (POS) throughout the Structure Plan area.
- e) Satisfy the EWDSP dwelling target of 2,300 lots for Precinct 8 and provide a range of residential lot typologies consistent with 'suburban neighbourhood' character identified by the EWDSP.
- f) Provide for the coordinated delivery of infrastructure and community services alongside development.
- g) Minimise the potential harm arising from natural hazards including bushfire, heatwaves and groundwater inundation.

3. Staging

The staged development of the Structure Plan area is anticipated to begin in 2025, with the development front moving progressively inwards from the sites western and northern boundaries. Development is anticipated to occur at a rate of approximately 250 lots per annum (subject to market demand).

4. Subdivision & Development Requirements

Plan 1 – Structure Plan Map designates the land uses, zones and reserves applicable to the Structure Plan area. Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the City of Wanneroo DPS2.

4.1. Land Use Zones and Reserves

4.1.1. Residential Zone

Subdivision and development of the land is to be undertaken in accordance with the Plan 1 - Structure Plan Map and the residential densities as outlined in Part 2.

A Residential Density Code Plan is to be approved at the time of subdivision.

4.1.2. Road Reserves

Road reserves are to be provided within the Structure Plan area generally in accordance with Plan 1 – Structure Plan Map, with cross-sections generally in accordance with the WAPC's *Liveable Neighbourhoods* operational policy requirements. Road reserves will be landscaped in a manner generally consistent with the street cross-sections set out in the Landscaping Masterplan.

Refer to **Plan 1 – Structure Plan Map, Figure 14 - Proposed Road Network**, and **Appendix 7 Landscape Masterplan**.

4.1.3. Public Open Space

The Structure Plan is to provide a minimum 10 per cent of the gross subdivisible area as public open space, in accordance with the WAPC's *Liveable Neighbourhoods* requirements.

Public open space is to be provided generally in accordance with the Plan 1 - Structure Plan Map.

4.2. Density and Development

4.2.1. Density and R-Codes

Plan 1 – Structure Plan Map designates the residential density code ranges that apply within the Structure Plan area. Subdivision and development within the Structure Plan area is to be in accordance with a Residential Density Code Plan, to be approved at the time of subdivision.

The Residential Density Code Plan shall be consistent with the residential density ranges identified on Plan 1 and the locational criteria contained in clause 4.2.2.

4.2.2. Locational Criteria

Acknowledging *Liveable Neighbourhoods* and *Perth and Peel @3.5Million* density targets for Perth and Peel, subdivision and development within the Structure Plan area shall have regard for a targeted average of 22 dwellings per site hectare and 15 dwellings per grow urban hectare. Locational considerations and market demand shall be considered in applying densities within the Structure Plan area at the time of subdivision.

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

- a) R30 shall generally apply as the base density code throughout the Structure Plan area.
- b) R40-60 may be applied to residential lots with one or more of the following characteristics:
 - i. Located within close proximity (approximately 200m) of public open space, or
 - ii. Located at the end of street blocks to create a diverse streetscape and desired built-form character.

4.2.3. Residential Density Code Plan

A Residential Density Code Plan shall be submitted at the time of application for subdivision. The Plan will allocate Density Codes for proposed residential street blocks and /or residential lots as the case requires. Once approved by the WAPC, the Residential Density Code Plan shall form part of the Structure Plan.

Where a revised Residential Density Code Plan is submitted with subsequent subdivision applications, it shall indicate the following:

- a) The allocation of specific residential density codes to the proposed lots;
- b) Residential density codes already designated to the previously approved lots (where applicable); and
- c) The balance of lots subject to future subdivision applications.

A Residential Density Code Plan is not required if the WAPC considers the subdivision is for one or more of the following:

- d) The amalgamation of lots;
- e) Facilitating the provision of access, service or infrastructure;
- f) The subdivision of land which, by virtue of its zoning or reservation under the Structure Plan, cannot be developed for residential purposes; or
- g) Is in accordance with a previously approved Residential Density Code Plan.

4.2.4. Local Development Plans

Local Development Plan(s) may be prepared and implemented by the City of Wanneroo, pursuant to Part 6, Clause 47 of the Planning and Development (Local Planning Schemes) Regulations for lots with one or more of the following attributes

- a) Lot size of 260m² or less;
- b) Rear-loaded vehicle access;
- c) Lots abutting public open space and or Parks and Recreation reserves; and
- d) Grouped or Multiple Dwellings;

Local Development Plans being prepared and approved for lots with one or more of the above attributes are to address the following matters, where relevant:

- a) Surveillance and interface of public open space;
- b) Vehicular access and garage locations;
- c) Building, height, scale, site cover and setbacks;
- d) Landscaping;
- e) Dwelling orientation and solar access.

Where a Local Development Plan is required, a condition of subdivision approval should be imposed by the WAPC, requiring the preparation, approval and implementation of a Local Development Plan.

4.3. Other Requirements

4.3.1. Heritage

The Structure Plan area has Aboriginal Cultural Heritage sites, as mapped by the DPLH Aboriginal Cultural Heritage (ACH) Inquiry System, within it. Noting these sites are located within existing reserved land, no change to these reservations is proposed by the Structure Plan.

To further avoid or minimise the risk of potential harm to ACH sites 3471 (Lake Mariginiup) and 28616 (Lake Mariginiup Scarred Tree) by future subdivision and/or development, landowners should, where appropriate:

- a) Survey peg and demarcate existing lot boundaries to the adjoining reserves to demarcate no-go areas within the Lake Mariginiup Reserve and/or Reserve 46711, being 260 Pinjar Road, where the scar tree is located in proximity to the lake, to avoid harm; and thereafter
- b) Engage with, and as appropriate, enable Aboriginal knowledge holder monitoring of land in proximity to these sites prior to and during ground disturbing works.

4.3.2. Bushfire Management Plan

Land within the Structure Plan area is mapped as being bushfire prone under the Department of Fire and Emergency Services Bushfire Prone Mapping.

The Structure Plan is supported by a Bushfire Management Plan, prepared in accordance with the *State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)*. Any development on land within the Structure Plan area shall be constructed in accordance with the recommendations of the Bushfire Management Plan and comply with the requirements of *Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas*.

Bushfire management requirements will ultimately be considered as part of future applications to subdivide or develop land within the Structure Plan area. A site-specific Bushfire Management Plan, where applicable, may be required at that time. As a minimum, a Bushfire Attack Level Contour Plan, prepared in accordance with an approved Bushfire Management Plan, will be required to be submitted at the time of lodgement of an application for subdivision and/or development approval.

Refer to **Appendix 6 – Bushfire Management Plan**.

4.3.3. Wetland Buffer and Foreshore Strategy

Mariginiup Lake and Little Mariginiup Lake are located within the Structure Plan area. The Structure Plan recognises these existing wetlands as already reserved for 'Parks and Recreation' under the Metropolitan Region Scheme.

The Structure Plan is supported by a Wetland Buffer and Foreshore Strategy. The Strategy outlines the required management actions to ensure the protection of the foreshore reserve. Any development or works within these reserves should be consistent with the Strategy.

Refer to **Appendix 9 – Wetland Buffer and Foreshore Strategy**.

4.3.4. Land Use Interface Considerations

The Structure Plan area will transition from rural and rural living land uses to urban residential uses as contemplated by this Structure Plan. This land use change will occur in a staged manner over time, and any applications for subdivision and development shall consider the need to manage land use interface requirements. This may include the consideration of post development finished fill levels, adjoining land uses, access and the like.

4.3.5. Infrastructure Arrangements

The Engineering Servicing Report and Transport Impact Assessment accompanying the Structure Plan demonstrate that the development precinct can be readily serviced with any upgrades to infrastructure managed through normal infrastructure planning and development processes.

All infrastructure necessary to service the future subdivision and development of the Structure Plan area shall be upgraded, modified, or extended, where applicable. This shall be considered as part of detailed engineering design, required as a condition of subdivision approval.

Refer to **Appendix 3 – Servicing Report and Appendix 5 – Transport Impact Assessment**.

4.3.6. Development Contributions

A District Development Contribution Plan (DDCP) for the entirety of the East Wanneroo District Structure Plan area, including the land bound by this Structure Plan is currently being prepared. Upon the progression of the DDCP and its adoption via an amendment to the City of Wanneroo's District Planning Scheme No.2, development within the Structure Plan area shall be subject to contributions in accordance with the DDCP.

No Local Development Contribution Plan is proposed for the Structure Plan. Key neighbourhood roads are equitably distributed and can be delivered by affected landowners either as road extensions or road widening. Similarly, the Structure Plan provides for the equitable distribution of public open space within 'sub-precincts' across the Precinct 8 area. Landowners are expected to provide key road and open space infrastructure in accordance with the Plan 1 – Structure Plan Map. Accordingly, a Local Development Contribution Plan is not required to facilitate infrastructure coordination. Where necessary, landowners may enter into individual agreements to assist in localised staging and delivery.

5. Additional Information

Details regarding additional information required to be submitted and the stage at which it is to be provided are summarised below:

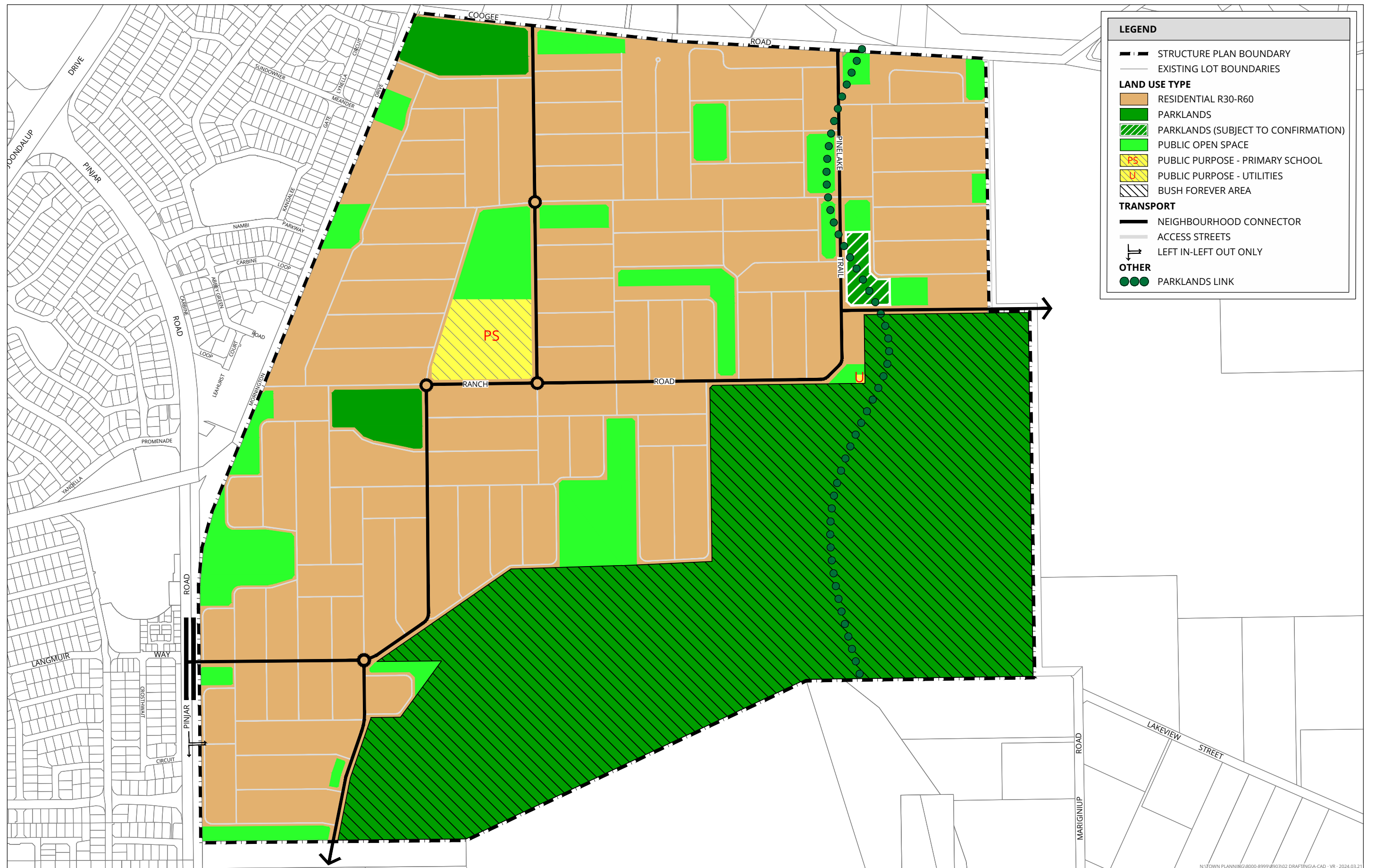
Additional Information / Purpose	Approval Stage	Responsible Agency (Consultation Required)
Bushfire Management Plan (Review) and / or Bushfire Attack Level Contour Plan Assessment	Subdivision or Development Application	City of Wanneroo and Department of Fire and Emergency Services
Residential Density Code Plan	Subdivision Application or Development Application	City of Wanneroo
Public Open Space Schedule	Subdivision Application	City of Wanneroo

Table 1: Information to be Submitted with an Application

Condition of Subdivision and/or Development Approval	Responsible Agency
Local Development Plan (LDP)	City of Wanneroo and / or WAPC
Urban Water Management Plan (UWMP)	City of Wanneroo

Table 2: Information Required as Condition of Approval





Plan 1 – Structure Plan Map