



# North Eglinton Local Structure Plan

## Part I: Implementation

robertsday



Partnering



April 2020

Title: North Eglinton Local Structure Plan. Part 1: Statutory Section  
Project: North Eglinton  
Prepared for: LandCorp + Satterley  
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This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

10 June 2014

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In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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RECORD OF AMENDMENTS MADE TO THE NORTH EGLINTON  
APPROVED STRUCTURE PLAN NO. 93

Amendment No.	Summary of the Amendment	Date approved by WAPC
1	<ol style="list-style-type: none"><li>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).</li><li>2. Increase the base density code within the Structure Plan area to R25 to facilitate application of the R-MD provisions.</li><li>3. Update the format of Part One 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.</li><li>4. Incorporate agreed modifications to the distribution of 'conservation' open space within the Structure Plan area.</li></ol>	<b>30 January 2019</b>
2	<ol style="list-style-type: none"><li>1. Include text into Part I, Section 4.1 to provide for a combination of temporary uses at Lot 9502 (HN 5) Shiny Lane, Eglinton.</li></ol>	<b>11 May 2020</b>

## 1.0 Structure Plan Area

This Structure Plan shall apply to part of Lot 9000 Pipidinny Road, Eglinton, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

## 2.0 Structure Plan Content

This Structure Plan comprises the:

- a. Implementation Section (Part 1);
- b. Explanatory Section (Part 2); and
- c. Appendices - Technical Reports (Part 3).

## 3.0 Operation Date

The date the Structure Plan comes into effect is the date the Structure Plan is endorsed by the WAPC.

## 4.0 Land Use and Subdivision

The Structure Plan Map (Plan 1) outlines the land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

### 4.1 Land Use Permissibility

4.1.1 Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

### 4.1.2 Temporary uses at Lot 5 Shiny Lane, Eglinton

A combination of temporary uses may be considered by Council for educational, social, commercial or recreational facilities or services with a focus on 'community benefit and cohesion' at Lot 9502 (HN 5) Shiny Lane, Eglinton. A single use will not be supported.

Temporary uses are only applicable to this site for the establishment of the residential area and these types of uses are only suitable to build community where the identified commercial centres have not yet been developed.

A development application for temporary uses on the site will need to address the following:

- Detail the combination of uses that will be developed on the site, including all activities which will be undertaken;
- Time restriction on temporary use (a maximum of 3 years will be permitted);
- The existing use and surrounding uses on and abutting the site;
- Building footprint, and size and scale of development;
- Built form and interface with adjoining residential areas;
- Hours and days of operation;
- Number of employees and maximum number of customers at any given time;
- Type of equipment being used (machinery, noise amplifiers etc); and
- any other information considered relevant be Council.



## 4.2 Residential

### 4.2.1 Dwelling Target

- a. Objective:  
To provide for a minimum of 3,406 dwellings within the Structure Plan area.
- b. Subdivisions are to achieve the following:
  - i. A minimum average density of 30 dwellings per site hectare within 400 metres from the centre of district activity centres;
  - ii. 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;
  - iii. A minimum average density of 25 dwellings per site hectare within 400 metres from the centre of the 'Mixed Use' zone.

### 4.2.2 Density

- a. Plan I defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b. A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan I and locational criteria contained in Clause 4.2.3.
- c. The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision and demonstrate how the dwelling target within the Structure Plan, as specified in clause 4.2.1, is being achieved.

- d. Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.
- e. Amendments to the Residential Density Code Plan will require further approval of the WAPC in accordance with sub-clause 4.2.2(d) above.
- f. Residential Density 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. the purposes of facilitating the provision of access, services or infrastructure;
  - iv. land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes; or
  - v. where a Residential Density Code Plan already exists for the subdivision area and the subdivision accords with this approved Residential Density Code Plan

#### 4.2.3 Locational Criteria

- a. R20 - R60 Range
  - 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.
  - iii. Density of R20 on selected lots to prevent re-subdivision and / or preclude application of the R-MD Code provisions.
- b. R60 - R100 Range
  - i. Higher densities of between R60 to R100 within the area adjacent to the Eglinton District Centre and in the Commercial and Mixed Use zones as identified as such on the Structure Plan Map.

#### 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.

#### 4.3 Commercial

- a. Pursuant to clause 3.4.3 of the Scheme the retail floorspace (NLA) for the Structure Plan is to be in accordance with the following Table 1.

*Table 1: Retail Floorspace Provision*

Centre	Maximum Net Lettable Area
North Eglinton Neighbourhood Centre (east of Marmion Avenue)	2,500 square metres
Mixed Use	250 square metres

- b. Pursuant to clause 3.7.4 of the scheme, the maximum NLA included in Table 1 may be exceeded through a Detailed Area Plan for the entire centre where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and City of Wanneroo.

#### 4.4 Public Open Space

The provision of a minimum of 10% public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 and Table 2, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo.

Remnant (existing) vegetation and locally significant natural areas are located in Public Open Space Sites A-E. No clearing of vegetation within these sites is to be undertaken without prior approval from the City of Wanneroo.

Table 2: Strategic Public Open Space Provision

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	5.16 hectares

#### 4.5 Reports/Strategies Required Prior to Subdivision

Prior to the lodgement of subdivision applications to the WAPC, the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided with the application for subdivision:

- a. Vegetation and Fauna Management Plan (City of Wanneroo)
- b. Detailed Noise Assessment and/or Noise Management Plan for noise sensitive land uses affected by Marmion Avenue, the Railway Reserve or the Mitchell Freeway Reserve in accordance with State Planning Policy 5.4 to be prepared in consultation with the relevant infrastructure provider as appropriate (Department of Environment Regulation)
- c. Residential Density Code Plan (City of Wanneroo/WAPC)
- d. Bushfire Management Plan (DFES)

#### 4.6 Conditions of Subdivision Approval

- a. At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following information/strategies:
  - i. Urban Water Management Plan (City of Wanneroo, Department of Water)
  - ii. Geotechnical Report (City of Wanneroo)
  - iii. Detailed Noise Assessment and/or Noise Management Plan (implementation), including notifications to be placed on title of lots of noise sensitive land uses affected by Marmion Avenue, the Railway Reserve or the Mitchell Freeway Reserve (City of Wanneroo/Department of Environment Regulation)
  - iv. Aboriginal Heritage Management Plan (City of Wanneroo)
  - v. Conservation Management Plan (City of Wanneroo)
  - vi. Landscaping and Drainage Management Plan (City of Wanneroo)



## 5.0 Development

### 5.1 Local Development Plans

Local Development Plans shall be required, where applicable, as a condition of subdivision and shall be prepared in accordance with Clause 9.14 of the Scheme, for the following lots:

- a. lots with vehicular access from a lane;
- b. group and multiple dwelling sites;
- c. lots adjoining public open space;
- d. lots of 25 metres or less in depth;
- e. lots affected by Fire Management Plan requirements;
- f. lots affected by quiet house design requirements as identified in the Noise Management Plan;
- g. the entire 'Commercial Zone' in the form of one Detailed Area Plan for the entire area;
- h. the entire 'Mixed Use zone' in the form of one Detailed Area Plan for the entire area;
- i. lots affected by the 132kV power line easement;
- j. any other lot which requires specific development standards as identified by the City or the Western Australian Planning Commission.

### 5.2 Social/Pedestrian/Cycle Linkage

As a minimum this linkage will be delivered as a shared path which is augmented and separated from the road carriageway by way of native planting and landscaping.

## 6.0 Monitoring and Review

The Alkimos Eglinton District Structure Plan is subject to monitoring and review by the City of Wanneroo and/or the Western Australian Planning Commission. Any amendments to the Alkimos Eglinton District Structure Plan may result in consequential amendments to the local structure plan which must be consistent with the District Structure Plan.

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)
- 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

