

EGLINTON

LOCAL STRUCTURE PLAN NO. 82

NOVEMBER 2012



LSP

EGLINTON ESTATES, OCEANSCAPES ALLIANCE

DEVELOPMENT PLANNING STRATEGIES; ethnosciences;
coffey environments; cossill and webley; macroplan; ghd; skm;
david lock associates; geografia; woodsome management; urbis

EGLINTON

AGREED LOCAL STRUCTURE PLAN

STRUCTURE PLAN NO. 82
NOVEMBER 2012

THIS STRUCTURE PLAN WAS PREPARED UNDER
THE PROVISIONS OF PART 9 OF CITY OF
WANNEROO DISTRICT PLANNING SCHEME NO.2



Amendment No.	Summary of the Amendment	Date approved by WAPC
1	<p>Environmental Approvals/Metropolitan Region Scheme Amendment: updates in accordance with approvals granted under the Environmental Protection Act 1986 and the Environmental Protection and Biodiversity Conservation Act 1999; and gazettal of an amendment to the Metropolitan Region Scheme;</p> <p>Subdivision Approvals and Surrounding Development: amendments to reflect Conditional Subdivision Approvals granted by the WAPC for the Amberton Estate between 2013 and June 2016, and revisions to achieve an integrated design outcome with recent planning progress of surrounding developments; and</p> <p>Changes to Planning Legislation, Policies and Guidelines: amendments, as necessary, to address the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015, Structure Plan Framework, State Planning Policy 3.7 – Planning in Bushfire Prone Areas, Guidelines for Planning in Bushfire Prone Areas and Planning Bulletin Medium-density single house development standards – Development Zones.</p>	16 November 2017
2	<p>Minor amendment to include the Residential Medium Density Codes (RM-D Codes) in accordance with the City of Wanneroo's <i>Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD)</i>.</p> <p>Updates to Part 1 in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	30 June 2017

ENDORSEMENT PAGE

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:

20 February 2013

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 2030



EXECUTIVE SUMMARY

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Preamble

Informed by the Alkimos Eglinton District Structure Plan the Eglinton Local Structure Plan has been prepared to guide subdivision and development of some 633 hectares of coastal land at Eglinton, within the City of Wanneroo.

In conveying the planning framework for the creation of an energised new community with a strong and distinct sense of place and identity, and one that truly conveys and responds to its attractive coastal environs and unique dunal landscape, the Plan reflects upon and embraces four key themes :

- Site Responsiveness
- Strong Community Building
- Connective and Accessible
- Leading Built Environment

Project Team

The LSP has been formulated on behalf of the land owners by the following specialist consultants team:

- Woodsome Management – project management
- Development Planning Strategies – urban design, town planning
- Coffey Environments - environmental
- Cossill and Webley – engineering
- David Lock Associate – urban design
- Geografia – community
- Ethnoscience – indigenous heritage
- GHD – sustainability
- MacroPlan – economy
- Sinclair Knight Merz – transport
- Urbis - landscape

The LSP is supported by technical reports enunciating specialist studies undertaken.

Purpose

This Structure Plan provides an overarching planning framework to guide and facilitate the development of 633 hectares of land at Eglinton for urban purposes, and has been prepared in accordance with the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2.

The plan provides for the coordinated and integrated provision of an appropriate mix of land uses and infrastructure, necessary to create and support a strong, healthy and vibrant community, whilst delivering triple bottom line sustainability outcomes.

The Structure Plan has been submitted for endorsement by both the City of Wanneroo and the Western Australian Planning Commission.

Design Approach

The design approach has been a rigorous multidisciplinary process with continual reflection upon the four key project themes from which have emanated Design Principles informing the design approach and considerations relating to:

- Landform
- The Environment
- Urban Structure
- Public Open Space
- Connectivity and Accessibility
- Movement Systems
- Built Form and Leading Built Environment

Sustainability

The LSP aims to deliver triple bottom line sustainability outcomes and defines a Sustainability Strategy that outlines an implementation pathway and measures that will be taken to achieve this objective.

This Strategy focuses on four priority elements, being:

- Community Development
- Water
- Energy and Greenhouse, and
- Ecosystem Health

These have informed and guided the LSP preparation.

Project Overview

The LSP area has been divided into six (6) precincts accommodating the following broad land uses:

- Marina Village – contemporary maritime and tourist area focused around a private Marina surrounded by highly walkable predominantly residential village.
- Marina Hinterland – predominantly residential precinct, provides for a primary school, community infrastructure and areas of amenity.
- Coastal Village – residential precinct that will incorporate a central community focal point including a Neighbourhood Activity Centre, primary school, two active sporting fields and associated clubroom facilities.
- Eglinton Hill – residential precinct that will comprise a variety of residential densities, a Neighbourhood Activity Centre, primary school and public open space area.
- District Activity Centre – a true town centre incorporating wide range of land uses including major retail, civic, entertainment, office, commercial and educational uses along with a diverse range of higher density residential.
- Employment – a mixture of service commercial, showroom, warehouse, entertainment, office and complementary business services.

The Eglinton LSP will create a framework for future development of over 7400 dwellings which will ultimately house a new coastal community in the vicinity of 16,000 people.

The LSP will incorporate a Marina, a District Activity Centre, three (3) primary schools, a wide range of housing diversity, provide for localised employment opportunities and a modern Special Transit System.



PARTONE

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT AGREED EGLINTON LOCAL STRUCTURE PLAN
WAS ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

20-2-2013

SIGNED FOR AND ON BEHALF OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION



AN OFFICER OF THE COMMISSION DULY AUTHORISED
BY THE COMMISSION PURSUANT TO SECTION 57 OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ACT 1985 FOR THAT PURPOSE, IN PRESENCE OF:

PSchwartz

WITNESS

22-2-2013

DATE

AND BY

RESOLUTION OF THE CITY OF WANNEROO ON

13 NOV 2012

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO
THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF:



A/ MAYOR, CITY OF WANNEROO

CHIEF EXECUTIVE OFFICER, CITY OF WANNEROO

21.12.12

DATE



PART ONE – STATUTORY SECTION

1 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 1007 and 1008 Pipidinny Road, Lot 15 Connolly Drive, Lot 16 Mitchell Freeway, Lot 2004 and Reserve 15450 Marmion Avenue, unallocated Crown Reserve, Untitled (Marina) and being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

2 STRUCTURE PLAN CONTENT

This Structure Plan comprises the following sections:

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

3 INTERPRETATION

Unless otherwise specified in this part, the words and expressions used in the this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme) including any amendments gazetted thereto.

4 OPERATION DATE

This Structure Plan comes into operation when it is approved by the Western Australian Planning Commission (WAPC). This structure Plan is given due regard when considering development or subdivision applications.

5 LAND USE AND SUBDIVISION

The Structure Plan (Plan 1) identifies zones and reserves to guide subdivision and development within the Structure Plan area. Part Two and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

5.1 WELLHEAD PROTECTION ZONE

Land uses within the 300 metre Wellhead Protection zone are to be in accordance with *State Planning Policy 2.7- Public Drinking Water Source*.

5.2 RESIDENTIAL

5.2.1 Dwelling Target

- a) Objective - to achieve a minimum dwelling target of 15 dwellings per gross "Urban" zoned hectare within the Structure Plan area.
- b) Subdivisions are to achieve 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.

5.2.2 Density

- a) Plan 1 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 1 and locational criteria contained in Clause 6.4.3.
- c) The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- 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. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- e) 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; or
 - iv. land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

5.2.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan shall be in accordance with the following criteria:

- a) A base density code of R25;
- b) Low density coded lots (R20) are generally to be provided in areas where it is desirable to retain landform and/or vegetation;
- c) Medium density coded lots (R30 to R60) are generally to be provided within 400 metres of neighbourhood centres, public open space and primary schools, along the STS route and the Mixed Use zone; and

- d) Higher density coded lots (R80 to R160) are generally to be provided within 400 metres of the Eglinton Marina.

5.2.4 Land Use Permissibility

Land Uses within the Residential Zone shall be in accordance with the Residential Zone under the Scheme. Except for the following:

'P' Uses

- Grouped Dwelling
- Multiple Dwelling

'D' Uses

- Educational Establishment

'A' Uses

- Shop

5.3 COMMERCIAL

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

Table 1: Retail Floor space Provision

CENTRE	MAXIMUM NET LETTABLE AREA
Neighbourhood Centre - Marmion	2,051m ²
Neighbourhood Centre - STS Route	2,051m ²

- b) Pursuant to clause 3.7.4 of the scheme, the maximum NLA included in Table 1 may be exceeded through a Local Development 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.
- c) Prior to development within the Neighbourhood Centres a local development plan is to be prepared in accordance with Schedule 2, Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- d) Any subdivision within the Neighbourhood Centres will need to demonstrate that the Centre can be developed and operate in a coordinated manner. This is to include, but not limited to, inter alia, parking, access arrangements, storage areas and services.

5.4 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.

Table 2: Strategic Public Open Space Provision

STRATEGIC POS SITE	SIZE (APPROXIMATE) (HA)
A	9.11
B	7.30
C	25.42
D	4.31
E	8.83
F	2.01
G	7.31
H	4.40
I	4.80

5.5 REPORTS/STRATEGIES REQUIRED PRIOR TO SUBDIVISION

Prior to the lodgement of subdivisions the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision:

- a) Vegetation and Fauna Management Strategy (City of Wanneroo)
- b) Noise Assessment Report for sensitive land uses adjacent to or in the vicinity of Marmion Avenue, Eglinton Drive and/or the Railway Reserve. (DEC)

5.6 CONDITIONS OF SUBDIVISION APPROVAL

- a) At the time of subdivision the City of Wanneroo may recommended, as applicable, conditions requiring the preparation and/or implementation of the following strategies:
 - i) Urban and Water Management Plan (Department of Water/City of Wanneroo)
 - ii) Geotechnical Report (City of Wanneroo)
 - ii) Foreshore Management Plan (City of Wanneroo/WAPC)
 - iii) Noise Assessment Report, including notifications to be placed on title of lots of sensitive land uses affected by Marmion Avenue, Eglinton Drive and/or the Railway Reserve. (City of Wanneroo)

6 DEVELOPMENT

6.1 LOCAL DEVELOPMENT PLANS

Local Development Plans are to be prepared in accordance with Schedule 2, Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for residential lots accessed via laneways, abutting public open space and lots on which sensitive land uses have been identified within the

approved Noise Assessment Report as requiring specific noise amelioration measures.

6.2 RESIDENTIAL DESIGN CODES 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 for lots coded R60 or less applies, the variations set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan and thereby constitute Acceptable Development within the structure plan area.

7 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 commencing in 2017. 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.



LEGEND

ZONES

- Residential
- Centre
- Commercial
- Mixed Use

RESERVES

- Parks & Recreation
- Railway

MOVEMENT

- Railway Station
- Primary Distributor
- Integrator Arterial (A)
- Integrator Arterial (B)
- Neighbourhood Connector
- Coastal Road
- Light Controlled Intersection
- Special Transit System/Indicative Bus Stops
- Principal Shared Path
- Shared Path
- Regional Foreshore Shared Path
- Social/Pedestrian/Cyclist Linkages

OTHER

- Eglinton Local Structure Plan Boundary
- Proposed 132kV Transmission Line
- Proposed Zone Substation
- Primary School
- Possible Private School (Refer to Note 4)
- Centre 1 - Eglinton Marina Centre
- Centre 2 - Neighbourhood Centre
- Centre 3 - Neighbourhood Centre
- Centre 4 - District Activity Centre
- Indicative Strategic Open Spaces
- Regional Road Drainage
- Possible Beachside Restaurant/Cafe/Corner Store
- Proposed Water Corporation Groundwater Bore Sites
- 300 metre Well Head Protection Zones
- Possible Foreshore Recreation Development Node
- Walkable Catchment (400m - 5 min walk)
- Walkable Catchment (800m - 10 min walk)
- R-Code Boundary

NOTES

- 1) An easement of up to 32 metres may be required for the proposed 132kV overhead transmission line. This may have implications on adjacent land uses. Final width of the easement and the location of the substation will need to be confirmed as part of the future structure planning of Centre Zones.
- 2) Location of the proposed Water Corporation Groundwater Bore Sites and associated 300 metre Well Head Protection Zones is indicative only, to be confirmed at subdivision stage.
- 3) Road locations linking to other land holding outside the structure plan boundaries are indicative only and subject to further planning.
- 4) The location of the Possible Private School is indicative only. Should a future development of an Education Establishment be proposed through a subdivision and/or development application, it will be subject to a detailed traffic analysis and assessment against relevant planning policies, including Liveable Neighbourhoods.



0 100 500m

Plan No: EGLEG191L • Date: 30/10/2017 • Not to Scale@A3

Note: All areas and dimensions subject to detail survey.