Owner	Planning and Sustainability
Implementation	May 2025
Next Review	May 2029

PART 1 – POLICY OPERATION

Policy Development and Purpose

This policy has been prepared under the provisions of Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this Policy is to:

1. Provide guidance on the consideration of planning proposals within the East Wanneroo District Structure Plan (EWDSP) area;
2. Ensure East Wanneroo is developed in a manner and standard which optimises the development of the public realm and;
3. Supplement the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

Objectives

1. To ensure any subdivision and development within the EWDSP area will not compromise the progression of development in accordance with the EWDSP.
2. Enable the continued lawful use of land in a manner that will not compromise development in accordance with the EWDSP.
3. Ensure the vision of the EWDSP and the City's Place Framework is achieved.
4. To provide guidelines on road design, including minimum reserve widths and requirements for footpaths and shared paths.
5. To list items deemed acceptable and to set criteria for Local Development Contribution Plans (LDCP)
6. To develop design standards for parkland links and public open space.
7. To outline development standards for works within the public realm.
8. Outline information to be submitted to support local structure plans.
9. To provide local interpretation of the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

Relationship to other Policies, Guidelines and Documents

This policy is to be read in conjunction with the relevant provisions of DPS 2 and it's associated policies.

Matters to be considered

In addition to the matters listed in Clause 67 of the Deemed Provisions, the following matters will also be considered in the assessment of any applications within the EWDSP area:

a) The EWDSP;

b) The relevant requirements under DPS 2, a state planning policy, development control policy, planning bulletin/position statement or a local planning policy;

c) The objectives of this policy;

d) The likely impact of the application on the existing surrounding area and the future surrounding context of the site as planned for under the EWDSP;

e) The impact of the proposal on the staging of the EWDSP and the likely timeframe for the planning and development of the related Precinct and surrounding areas to progress in accordance with the EWDSP.

f) The likely impacts that the proposed development may have on progressive development of surrounding land in particular in relation to:
   - Odour;
   - Noise;
   - Chemical spray drift;
   - Vibration;
   - Light spill;
   - Traffic; and
   - Any other impacts on potential future urban uses.

g) The impact of urbanisation on existing lawful rural land uses, particularly where urbanisation is proposed ahead of the staging plan outlined in the EWDSP. The City may require a minimum separation distance between existing rural uses and urban development, to ensure rural uses can continue without impacting on urban development.

h) The City may impose a time limitation or other suitable condition where an approval in perpetuity is considered to have the potential to compromise the progression of development of the area in accordance with the EWDSP.

PART 2 – GENERAL POLICY PROVISIONS

Section 2.2 of the EWDSP sets out the district and precinct level processes that must be undertaken prior to any subdivision and development in accordance with the EWDSP occurring within the area. The City supports these processes occurring concurrently where relevant triggers are reached (where applicable) as outlined below.

1. Amendments to the Metropolitan Region Scheme (MRS)

1.1 The City will not support any applications to lift urban deferment or to rezone land to Urban or Industrial under the MRS until the following has occurred:

a) The district level development contribution plan has substantially commenced (including public consultation) to facilitate contributions for district level infrastructure or the city is satisfied that there is sufficient clarity in place regarding development contributions at the time of subdivision so that all developers fairly and equitably contribute towards necessary infrastructure and community facilities;

b) The MRS has been amended to reserve any regional reserves identified as being required by the DSP for the subject land or adequate provision has been made for regional reservations in a concept local structure plan; and

c) Where relevant, sand extraction has been completed on the subject land and/or in adjacent areas, where such extraction would otherwise have an unacceptable impact on development of the subject land, unless it can be demonstrated to the satisfaction of the City that sand extraction can be conducted in a manner that does not have unacceptable impacts on land in the vicinity of the extraction. In order to support any such applications, the City would need to be satisfied that adequate measures could be implemented that address:

- Planning for subsequent use of the extraction area;
- Design of the extraction area;
- Operating hours;
- Conservation values;
- Water supply;
- Transport management;
- Visual impacts; and
- Staging and overall timeframe of extraction activities'

2. Amendments to District Planning Scheme No. 2

2.1 The City will not support any applications to amend its District Planning Scheme No. 2 that are intended to facilitate any form of urban or similar development unless the land is zoned Urban under the MRS and all relevant requirements detailed in clause 1.1 have been met. Noting that the WAPC may concurrently rezone land under DPS 2 pursuant to section 2.2.7 of the EWDSP.

2.2 Any applications to amend DPS 2 must be accompanied by a statement in accordance with Part 3 of this policy outlining the likely impact of the proposed amendment on the progression of development in accordance with the EWDSP.

3. Local Structure Plans

3.1 The City will accept local structure plans for consideration where they are submitted together with all supporting information and reports. The City will, however, seeks to ensure that there is sufficient clarity in place regarding development contributions at the time of subdivision so that all developers fairly and equitably contribute towards necessary infrastructure and community facilities.

3.2 Local structure plans are to be prepared in accordance with the requirements of the EWDSP including but not limited to sections 2.2.8 and 5 of the EWDSP and clause 16 of the Deemed Provisions. A single local structure plan is to be prepared for each precinct where required.

3.3 Sense of place will play an important role in the urbanisation of East Wanneroo. Balancing the areas natural, historical and cultural values with the necessary development to create successful urban areas that people feel connected to needs to be considered in the preparation of local structure plans. Development within the EWDSP area should align with the vision in the EWDSP established by the Department of Planning, Lands & Heritage East Wanneroo Community Reference Group:

"East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values"

In addition to the information set out in section 5 of the EWDSP and section 16 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), local structure plans submitted for assessment must include a Local Sense of Place Statement.

The Local Sense of Place Statement is to be prepared by the proponent, in consultation with the City and must have regard to and be consistent with the Vision for East Wanneroo and the District Sense of Place Statement included as Appendix 1 to this Policy. The Local Sense of Place Statement should outline how protection of the environmental, cultural and historical elements of the precinct will be balanced with future development to establish a sense of place aligned with the following principles:

- Context and character;
- Landscape quality;
- Built form and scale;
- Functionality and build quality;
- Sustainability;
- Amenity;
- Legibility;
- Safety;
- Community;
- Aesthetics

NOTES:

- Proponents should contact the City for further guidance before commencing preparation of a Local Sense of Place Statement.
- The City strongly encourages pre-lodgment consultation for all local structure plans as early as possible in the planning process.

3.4 The City recognises that there are landowners within some precincts who are well advanced in the preparation of local structure plans and would like to commence serious consultation with the City on planning proposals.

The City will support informal consideration of local structure plans in order to progress the resolution of planning issues subject to compliance with the following:

- The local structure plan is for the entire precinct as per the EWDSP;
- The local structure plan clearly demonstrates that it is consistent with the City's vision and Place Framework;
- The majority of landowners within the precinct support the preparation of a local structure plan;
- Essential services are readily available, or there are agreements in place with servicing authorities for the provision of services;
- The local structure plan is consistent with the planning framework in the EWDSP;

- The local structure plan addresses infrastructure sharing arrangements, including district developer contribution plan costs;
- The local structure plan includes provisions which promote best practice and sustainable development.

Local structure plan proponents are strongly encouraged to engage with the Department of Planning, Lands and Heritage East Wanneroo Technical Advisory Group early in their preparation processes.

The City's agreement to the informal consideration of LSPs will not prejudice its formal consideration of an LSP as required under DPS 2 and clause 16 of the Deemed Provisions.

4. Subdivision applications

4.1 The City will not support any applications for subdivision of an urban nature until a local structure plan has been approved for the precinct within which the land is situated where a local development contribution plan is required but is not sufficiently advanced, the City will seek to ensure to that there is sufficient clarity in place regarding development contributions at the time of subdivision so that the developers fairly and equitably contribute towards necessary infrastructure and community facilities.

4.2 Where a local structure plan has been approved for the precinct within which the land is situated, and a local developer contribution plan has been prepared (where one is required) subdivisions are to be designed in accordance with the standards and specifications set out in Appendix 2 Road Reserves.

5. Development applications

5.1 All development applications must be accompanied by a statement outlining the likely impact of the proposed development (new or alteration/addition) on the surrounding area and progression of development in accordance with the EWDSP.

5.2 Development applications must have due regard to Figure 1.1 of the EWDSP, in particular the impact of the proposed development on development of future roads and road widening, transport/transit corridors, parklands, parkland links and high school sites.

6. Development of the Public Realm, Road Reserves, Parkland Links and Landscaping

6.1 To assist in achieving the Vision of the EWDSP and satisfying District and Local Sense of Place Statements and the intention to provide a continuous tree canopy of shade over footpaths on both sides of streets, the minimum standards and requirements set out in this policy and in Appendix 2 Road Reserves for development, civil works and landscaping in the public realm are to be complied with. Developers are to refer to the City's East Wanneroo tree species schedule recommendations for suitable trees to be planted. The East Wanneroo tree species schedule is available on the City's website or a copy can be provided by contacting the City. Where the standards and requirements vary from those set out in the WAPC's Liveable Neighbourhoods Operational Policy then the provisions of Local Planning Policy 5.3: East Wanneroo shall prevail.

6.2 Parkland Links are to be provided as shown in Figure 1.1 of the EWDSP and are to be expanded to circumnavigate around Lake Adams, Lake Mariginiup and Lake Gnangara to achieve accessibility and movement throughout East Wanneroo. Parkland Links are to comply with the standards as set out in Appendix 2.

6.3 Local Structure Plans must incorporate and demonstrate how development will be delivered to comply with these requirements.

7. Local Development Contribution Plans (LDCP)

7.1 A proponent lodging a Local Structure Plan (LSP) shall demonstrate how local infrastructure can be equitably delivered by all landowners within a precinct area. If it can be demonstrated that local infrastructure requirements (as per SPP 3.6) can be satisfied through voluntary agreements between landowners or other mechanism on an equitable basis, then an LDCP may not be required. Should the need for a DCP be identified in/or as a result of the LSP, the proponent of the LSP shall draft the DCP in accordance with SPP 3.6, using Appendix 3 of this local planning policy, at the earliest opportunity and advertised concurrently or within 6 months following approval of the structure plan.

7.2 Adequate time is required for LDCPs to be approved, and subsequently included into the local planning scheme. LDCPs require consideration of the needs for advertisement, council endorsement and subsequent WAPC approval, prior to subdivision or development being approved.

7.3 LDCPs over a part of a precinct will not be supported.

7.4 LDCPs must encompass the entire precinct and include all relevant infrastructure within its calculations. Land that is zoned or reserved in the Metropolitan Regional Scheme (MRS) as Parks and Recreation or Public Purpose, shall be excluded.

7.5 For all LDCPs, the City will support the following infrastructure in LDCPs:

- Acquisition of Land for Public Open Space.
- Development of Public Open Space to a basic standard in accordance with the City's LPP4.3.
- Acquisition of land and construction of local level community facilities as set out in the precinct Community Facilities Plan (e.g. multipurpose community buildings and basic facilities).
- Acquisition of land and construction of Neighbourhood Connector Roads where required, including intersection treatments.
- Acquisition of land for widening and upgrading existing roads.
- Provision of infrastructure for precinct drainage requirements.
- Construction of shared paths and cycleways (in accordance with an approved LSP).
- Precinct wetland and foreshore management plans not covered by the East Wanneroo District Development Contribution Plan. There are other smaller wetlands that will need management plans.
- Other items that may be deemed necessary as identified through the preparation of Local Structure Plans.
- Acquisition of land for precinct utility facilities

7.6 For all LDCPs the City will not support any item identified in the East Wanneroo DDCP. In addition to those items of Infrastructure items, the city will also not support:

- Rebuilding of local roads
- Built infrastructure for utilities and services (such as drainage, pad mounts and pump stations) however, land could be considered a DCP item for local facilities)

PART 3 – INFORMATION TO BE SUBMITTED WITH APPLICATIONS

Impact Statement to accompany proposals within the East Wanneroo District Structure Plan area

All applications submitted to the City for development (including scheme amendments) within the East Wanneroo District Structure Plan area must include a statement containing the following information unless there is prior written confirmation from the City that such statement is not required:

- Location of proposed development;
- Description of proposed development (use and/or works, whether it is new or an alteration/addition to existing development on the site);
- Description of any existing development on the site;
- Precinct and stage of the land under the East Wanneroo District Structure Plan;
- Proximity of the land to any of the following under the East Wanneroo District Structure Plan (Figure 1.1):
    - Primary distributor, integrator arterial and/or neighbourhood connector roads;
    - Transit/transport corridor, including transit stations;
    - Parklands and parkland links;
    - High schools;
    - Public purpose reservations; or
    - Regional sporting fields;
- For commercial development (including horticulture, agriculture, stables etc) details on the following (for alterations and/or additions to existing commercial development please provide details on existing and proposed):
    - Production quantities;
    - Employee numbers;
    - Customers visiting the site;
    - Hours of operation;
    - Vehicle movements;
    - Activities which emit odour, noise, chemical spray drift, vibration or light spill;
- Any other impacts which may affect future urban land uses.

Development applications on land identified as ‘Parklands (subject to confirmation)’ must be accompanied by a detailed flora and fauna survey identifying the type and quality of vegetation on the site.

Structure Plans

Local Structures Plans are required to be prepared for each precinct with the exception of those that are subject to further planning. Local Structure Plans shall be consistent with the precinct as delineated in the EWDSP. Applications are to include information as outlined in Schedule 2. Part 4, clause 16 of the Deemed Provisions of the Regulations and the associated WA Planning Manual Guidance for Structure Plans.

Local Development Contribution Plans

Where a local Development contribution plan is required, it is to be prepared in accordance with State Planning Policy 3.6 Infrastructure Contributions and associated guidelines and is to be consistent with the local structure plan for the precinct.

NOTE: The City may require further information in order to assess the impact of your proposal on the progression of development in accordance with the EWDSP.



EAST WANNEROO

DISTRICT SENSE OF PLACE STATEMENT

Appendix 1

INTRODUCTION

Places are defined by their location and the era they were created, which evolves over time as people interact with and change that place. Great places evolve without losing their unique character or sense of place.

East Wanneroo has been identified by the State government for urbanisation. The East Wanneroo District Structure Plan (EWDSP) provides the guidance needed for the long term development of the district and identifies 'place' as a key consideration. The City sees this as an opportunity to explore a place-led approach to the planning and development of East Wanneroo which gives strong consideration to the important features and elements that contribute to local identity and sense of place, and incorporates/reflects this in design responses and development outcomes.

Critical to the success of this place-led approach is understanding local identity, unique characteristics and sense of place. This District Sense of Place Statement (DSoPS) captures important and valuable characteristics that are consistent across the entirety of East Wanneroo, and the significant features that cross multiple precinct boundaries. It is given effect by the City's *Local Planning Policy 5.3: East Wanneroo*.

Figure 1 demonstrates how the DSoPS will be implemented within the context of the City's planning framework.

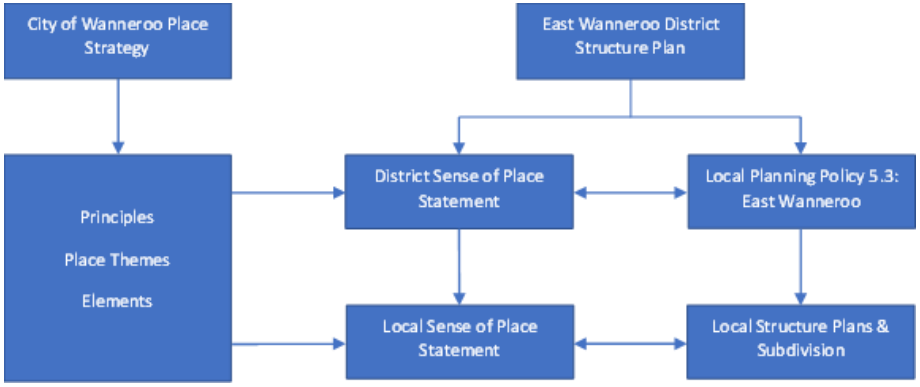


Figure 1: District Sense of Place Statement Process for East Wanneroo

DISTRICT SENSE OF PLACE STATEMENT OVERVIEW

'You know you're in East Wanneroo because….'

The DSoPS aims to answer this question, and provide the necessary context to support the EWDSP vision. This DSoPS is a district level document that has been prepared by the City of Wanneroo to capture unique characteristics that are consistent across the entirety of East Wanneroo, and identify significant features that cross multiple precinct boundaries.

This DSoPS comprises five components:

1. **Principles**: critical factors that the community want to see reflected throughout the development.

2. **Themes**: the key categories that define sense of place in East Wanneroo.

3. **Elements**: distinguishing places, locations, or design features that need to be capitalised on, planned for, or realised through the planning process for sense of place to be retained or enhanced as urbanisation progresses.

4. **DSoPS Map**: Illustrates the key aspects and elements that are unique to East Wanneroo that contribute to sense of place and require consideration.

5. **Guidance for Local Sense of Place Statements**: provides context and direction to inform the subsequent preparation of Local Sense of Place Statements (LSoPS) by development proponents.

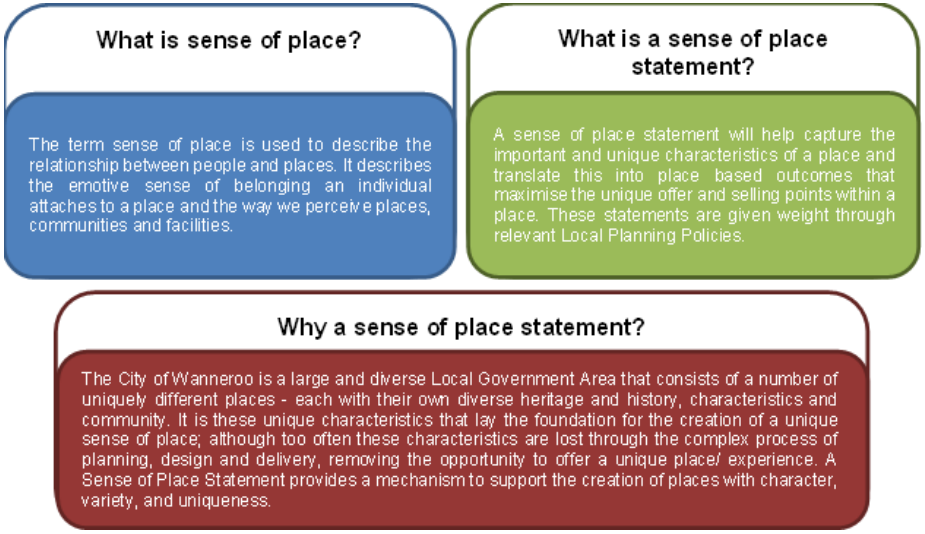


Figure 2: Sense of Place

EAST WANNEROO CONTEXT

East Wanneroo is located approximately 17 kilometres north of the Perth Central Business District at its southern point and approximately 28 kilometres at its most northern point and comprises the suburbs of Gnangara, Jandabup and Mariginiup. East Wanneroo currently has a mix of market gardens, equestrian activities and rural lifestyle properties surrounding regional parks and wetlands, many with significant environmental values, and State Forest. It is planned to house a population of around 150,000 residents in approximately 50,000 homes, supported by up to 20,000 new jobs.

The East Wanneroo area is situated across two Dune systems; the Spearwood Dunes and Bassendean Dunes. The Spearwood Dunes system runs north-south through the western part of East Wanneroo and typically comprises of sand over limestone, with undulating terrain. The Bassendean Dune system is characterised by low sandy hills amongst a chain of seasonal wetlands. These landscape features contribute strongly to East Wanneroo's identity and sense of place.

The area is rich in heritage and culture with a number of built heritage sites throughout the area. In addition, there is archaeological evidence and oral tradition that confirms Aboriginal people have inhabited the Swan Coastal Plain and the adjoining Darling Scarp for over 40,000 years. Ethnographic and historical documents highlight the importance of wetlands to Noongar land use patterns, ceremonial cycles and mythological tracks. A number of Aboriginal heritage places have been identified within this sense of place statement that contribute strongly to East Wanneroo's identity and sense of place.

The protection of these natural, historical and cultural values will be a defining feature in the future character and sense of place for East Wanneroo.

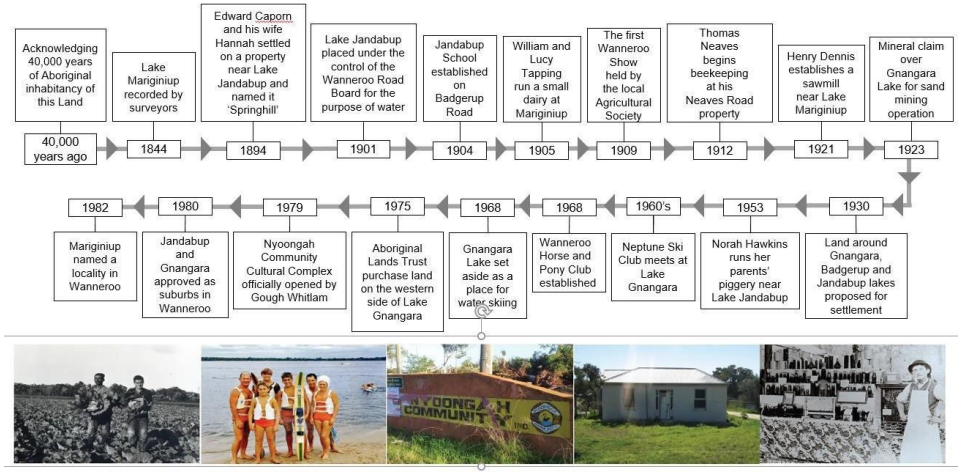


Figure 3: Thematic History of East Wanneroo

Place Names

Jandabup is an Aboriginal word whose meaning is possibly "place of little eagle" or "bark of banksia". The name was proposed by City of Wanneroo after Lake Jandabup and approved on 8 January 1980.

Mariginiup is an Aboriginal name said to possibly mean "to pull out flag leaved flax". This suburb is named after Mariginiup Lake. The lake name was recorded by surveyors in 1844, and in 1904 a townsite was declared here. It was named as a locality in 1982.
Note: Some street names are derived from racehorses.

Gnangara is a rural suburb in the City of Wanneroo. It was approved on 8 January 1980 and derives its name from the lake located there, Lake Gnangara. Gnangara is derived from the Aboriginal word Knangara possibly meaning "swampy" or "spring" (water flows into the lake from the NW corner).

PLACE PRINCIPLES, THEMES & ELEMENTS

Principles

The following overarching principles capture local priorities for the future of East Wanneroo and were identified through engagement with local residents, community and the City's East Wanneroo Community Reference Group:

- Environmental value and connection
- Wetland, lake and parkland links
- Variety of lifestyle choices
- Sustainable communities
- Ecologically sensitive design
- Build on foundation of equestrian, market garden, European and Aboriginal heritage values.

Themes & Elements:

The following four themes and associated elements have been identified through extensive community engagment and include:



More detail on each theme is outlined below, with key features requiring consideration illustrated on the DSoPS Map (refer Page 14).

Heritage Values

A rich natural, Aboriginal, and European heritage exists throughout East Wanneroo and underpins the sense of place and identity within and across the district. There are many stories, sites and landscapes that can be drawn upon to contribute to the creation of sense of place that will connect people with the local places, stories, people and landscape.

- *Aboriginal Heritage Sites*

Aboriginal heritage across the East Wanneroo district is strongly linked to the wetland system and associated natural vegetation. There are a number of sites through the district that have stories and connections to place that need to be protected, which include (but are not limited to):

  - Lake Gnangara – Site 3772
  - Lake Mariginiup - Site 3741
  - Gnangara Aboriginal Cemetery – Site 1017
  - Corroboree Ground – Nyoongah Community
  - Area of contact between Kimberely/Kulumburu and Nyoongahs of the South West – Nyoongah Community
  - Significant Tree Nyoongah Community – Site 17593

- *European Heritage Sites*

European heritage in the area is strongly linked to agricultural land use and built structures. There are a small number of sites in the area, which are listed below:

  - East Wanneroo School (site) (formerly Jandabup School) Lot 103 Diagram 92079 Vol/Fol: 2119-113
  - East Wanneroo School (site) (formerly Jandabup School) Lot 103 Diagram 92079 Vol/Fol: 2119-113
  - Tom Neaves House (fmr) Lot No: 56 Plan No: 16721 Vol/Fol: 1829-45244 Via Vista Drive, Mariginiup

More information regarding both Aboriginal and European heritage values and stories can be found in the City of Wanneroo's Local Heritage Survey.

- *Interpretation*

Local stories, sites, people, and landscapes provide a foundation for interpretation that can create and support a strong sense of place, and can be reflected by way of interpretation, amenity and aesthetic design throughout the public realm. This can include landscape design, public art, parkland links, public realm furniture / amenity, park and street naming, signage and other interpretative devices identified by development proponents.

1. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

1.1 Preserve, protect and enhance heritage sites. This could include (but is not limited to) seeking opportunities to raise awareness about local heritage sites, landscapes, and structures.

1.2 Identify local stories, sites, people, and landscapes (where appropriate) and reflect these through interpretation, amenity and local aesthetic throughout the public realm, including landscape design, public art, parkland links, public realm furniture / amenity, park and street naming, signage or other interpretative devices identified by development proponents.

Site responses could take inspiration from the following examples:


Smirk's Cottage, Kwinana


Cockman House, Wanneroo


Buckingham House, Wanneroo


Interpretation devices




Yagan Memorial, Upper Swan

Environmental Values

East Wanneroo is rich in significant environmental features that, perhaps more than any other theme, contribute greatly to local sense of place. The network of lakes and vegetation complexes across East Wanneroo provide high value conservation areas, fauna habitat and recreation opportunities as public open space. Despite being largely low-lying, there are areas of landform that are unique and should be protected.

- *Wetland systems*

East Wanneroo features a pattern of shallow circular wetlands that are surface expressions of the underlying unconfined aquifer (shallow groundwater table). These systems are defining features of the area that give East Wanneroo much of its uniqueness and identity.

There are five major lakes within the district which include:

- Lake Adams
- Lake Jandabup
- Lake Gnangara
- Lake Mariginiup
- Lake Badgerup

While these wetland systems are mostly protected in Regional Reserves, they require good management and protection through planning and development to ensure their unique characteristics are retained and they continue to make a positive contribution to local character. Key considerations include the width, character and edge treatments for wetland buffers, and the efficient and effective management of stormwater through Water Sensitive Urban Design.

- *Native vegetation*

East Wanneroo is characterised by a highly adapted native vegetation system that has evolved to overcome near zero soil fertility, as such these vegetation systems cannot be easily replaced and should therefore be retained and complemented wherever possible. There are locations across East Wanneroo where threatened ecological communities have been identified, it will be important to retain and protect these areas.

Maximising retention of native vegetation is critical to retaining a strong sense of place and has a range of benefits including:

- Provision of shade, which prevents heating of hard surface materials, while also improving liveability;
- Contribution to canopy cover along streets, through local parks and civic spaces;
- Provision of high ‘urban landscape amenity’ and essential wildlife habitat for a range of fauna;
- Creation of green linkages to major nature reserves or wetlands for supporting ‘biodiversity’ conservation value;
- Support for greater air movement, or ‘urban ventilation’, by assisting the flow of sea breezes or cooling nightly easterlies;
- Improvement to environmental sustainability by supporting lower energy consumption, reduced ‘emissions’ and hence lowering the ‘carbon footprint’.

The Environmental Assessment Study (refer EWDSP; Attachment B) identifies various pockets of remnant vegetation throughout the district which will require further investigation for protection.

- *Landform*

There are a number of landforms unique to East Wanneroo comprising valleys and high points. Seeing and feeling the undulation in a landscape creates intrigue and interest in a local place; it asks visitors and residents alike to look over the hill or stroll around the corner. High points along the south western portion of the district provide high value view corridors and points of interest for interpretation. Other high points across the district are identified on the DSoPS Map.

2. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development will:

2.1 Preserve, protect and enhance wetland systems, and treat wetland buffers in a way that supports stormwater management and community recreation outcomes.

2.2 Retain native vegetation, and local ecological linkages to support the movement of wildlife and connect significant vegetation, habitat and landscape features throughout East Wanneroo.

2.3 Protect and preserve natural topography, unique land forms and high value view corridors throughout East Wanneroo and use these features as points of interest and for interpretation.

2.4 Integrate water sensitive urban design principles to soften the landscape and reduce the impact of development on water resources. This can include (but is not limited to) permeable paving, rainwater harvesting systems, and other techniques that capture and reuse stormwater.

2.5 Through interpretation, increase knowledge and awareness of local biodiversity within the community to support and improve sustainable behaviours and attitudes towards the natural environment.

Site responses could take inspiration from the following examples:


Bulara Road, Greenfields


White Gum Valley


Camira Way, Quinns Rocks


Edgewater Drive, Edgewater

Land Use

East Wanneroo has historically supported a range of rural land uses, primarily related to food production, market gardening, equestrian pursuits and sand quarrying. In addition, there are a range of rural residential and special residential areas that support rural lifestyle options and opportunities. These areas are characterised by large lots, which comprise a diverse mix of cleared/partially cleared and heavily vegetated areas.

While these land uses will likely change significantly as the area is urbanised, ensuring that this historical land use is reflected in contemporary neighbourhood design will ensure sense of place is not fully lost.

- *Character areas*

Four character areas are identified within the EWDSP. The character of these areas is grounded in landform features, high scenic value and topography. These four areas include:

- Lake Jandabup South Ridge



- Belgrade Road Lake View



- Edgar Griffiths Park



- Mariginiup Lakes



It is expected that LSoPS will explore and define the specific character of these areas and that development will need to respond to and enhance this character.

- *Street design and road reserves*

Streetscapes in East Wanneroo are predominantly rural in nature, with minimal landscaping or engineering infrastructure (kerbing/drainage, footpaths) in place. As rural land is urbanised there will be increased requirements for road designs to incorporate services, stormwater infrastructure, parking, pedestrian pathways and landscaping.

To retain sense of place, street design and road reserves should be responsive to topography and seek to retain and integrate existing vegetation. New street trees planted should reflect existing vegetation species. Wider road reserves are required to accommodate vegetation retention, new street trees and footpaths. Consistency of design/landscaping for major roads that cross precinct boundaries is also necessary.

- *Landscape*

Existing streetscapes are largely natural, and public open spaces primarily serve a conservation function, with the exception of Edgar Griffiths Park which accommodates sporting use. To retain sense of place, future landscaping approaches and design should reflect historical land uses, seek to maximise vegetation retention and deliver consistent landscaping across distributor and other major roads.

3. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

3.1 Retain and preserve character areas in a way that responds sensitively to the natural amenity of their locations. This may include (but is not limited to) design guidelines requiring certain building materials, architectural styles, façades and roof design, setbacks and colour palettes.

3.2 Ensure road reserve widths are appropriately designed to retain existing vegetation wherever possible, and accommodate new avenues of street trees and footpaths.

3.3 Incorporate landscaping approaches that reflect historical land uses.

3.4 Maximise vegetation retention wherever possible in public open space and streetscape landscaping.

3.5 Support consistent road design and landscaping across distributor and other major roads to ensure continuity of place throughout East Wanneroo i.e. a continuous tree canopy of appropriate species in appropriate locations.

Site responses could take inspiration from the following examples:


Arbor Drive, Ellenbrook


Coolamon Blvd, Ellenbrook


Beachside Parade, Yanchep


Lindsay Beach Blvd, Yanchep

Community Places & Spaces

As a historically rural area, there are limited places for community activity throughout East Wanneroo. Notwithstanding this, East Wanneroo is built in a network of open spaces and parklands; as such, connecting existing community spaces to new places through future development will be an important element in supporting and retaining sense of place.

Public open space and green/pedestrian links provide an important platform to reveal local interpretation, storytelling, and wayfinding which are important parts of connecting to the past and establishing a strong sense of place.

- *Public open space*

Existing public open space is characterised by remnant vegetation and informal recreation activities. Edgar Griffiths Park provides the only active reserve in the East Wanneroo area. While some spaces are used for equestrian and bridle trail purposes, only Nanovich Park is formally allocated for this purpose. There are a small number of public open spaces that aren't formally reserved for public purposes (i.e. are freehold), which include (but are not limited to):

- Caporn Park
- Franklin Park
- Benmuni Park
- Estrel Park
- Lorian Park
- Tuscan Park
- Golfview Park
- Vintage Park
- Bridle Park
- Mary Park

East Wanneroo presents a unique opportunity to provide a well-connected network of public open space nestled within a district of lake and wetland environments. There are also opportunities to consider how historical recreational pastimes can be reflected in open space design and embellishment.

- *Parkland links*

There are a number of informal trails throughout East Wanneroo used for pedestrian and equestrian recreation. The EWDSP identifies a series of parkland links throughout the area as a key feature of future development, to provide uninterrupted pedestrian/cyclist movement and maintain and enhance existing ecological linkages. This network is of critical importance to East Wanneroo to ensure the wetlands, native vegetation and land forms are retained, and tell the story of the place. To maximise sense of place, it is critical that parkland links are separate from on-road networks, but can be adjacent to the road where this supports vegetation retention alongside road reserves.

- *Community facilities and public realm*

There are a limited number of community facilities in the East Wanneroo area, which include (but are not limited to):

- Wanneroo Nursing Home
- Elderbloom Community Care
- Wanneroo Horse and Pony Club

Future community facilities across the East Wanneroo district should be influenced by sustainability principles with designs influenced by local cultural heritage. Public realm associated with community facilities should interpret local sense of place and build upon any natural features and/or cultural and historic influences in the local area.

4. Application

To support the creation of a strong sense of place, LSoPS should demonstrate how development outcomes will:

4.1 Ensure high quality public open space designs are sympathetic to local history and enhance native vegetation and wetland environments.

4.2 Establish parkland links that connect to the broader network across East Wanneroo, maximise vegetation retention and minimise interaction with local road networks.

4.3 Reflect local stories, sites, people, and landscapes (where appropriate) through interpretation and public realm aesthetic. This including parkland links, park and street naming, signage, public art and/or other interpretative devices identified by development proponents.

4.4 Deliver public realm that builds upon cultural and historic influences. Common themes should be identified across various elements of the public realm including, (but not limited to) lighting, wayfinding, public open space and public realm furniture, lighting, and public art.

4.5 Provide community facilities that are co-located with other facilities and tell the story of the local place through its design and surrounding public realm. These facilities and places should be focal points for the community with specific facility requirements being outlined within the EWDSP Appendix D: Community Facilities.

Site responses could take inspiration from the following examples:


Belmont Hub, Belmont


Footpath Arbor, Ellenbrook


Braithwait Park, Mt Hawthorne


Pedestrian link, Kingsley

DISTRICT SENSE OF PLACE STATEMENT

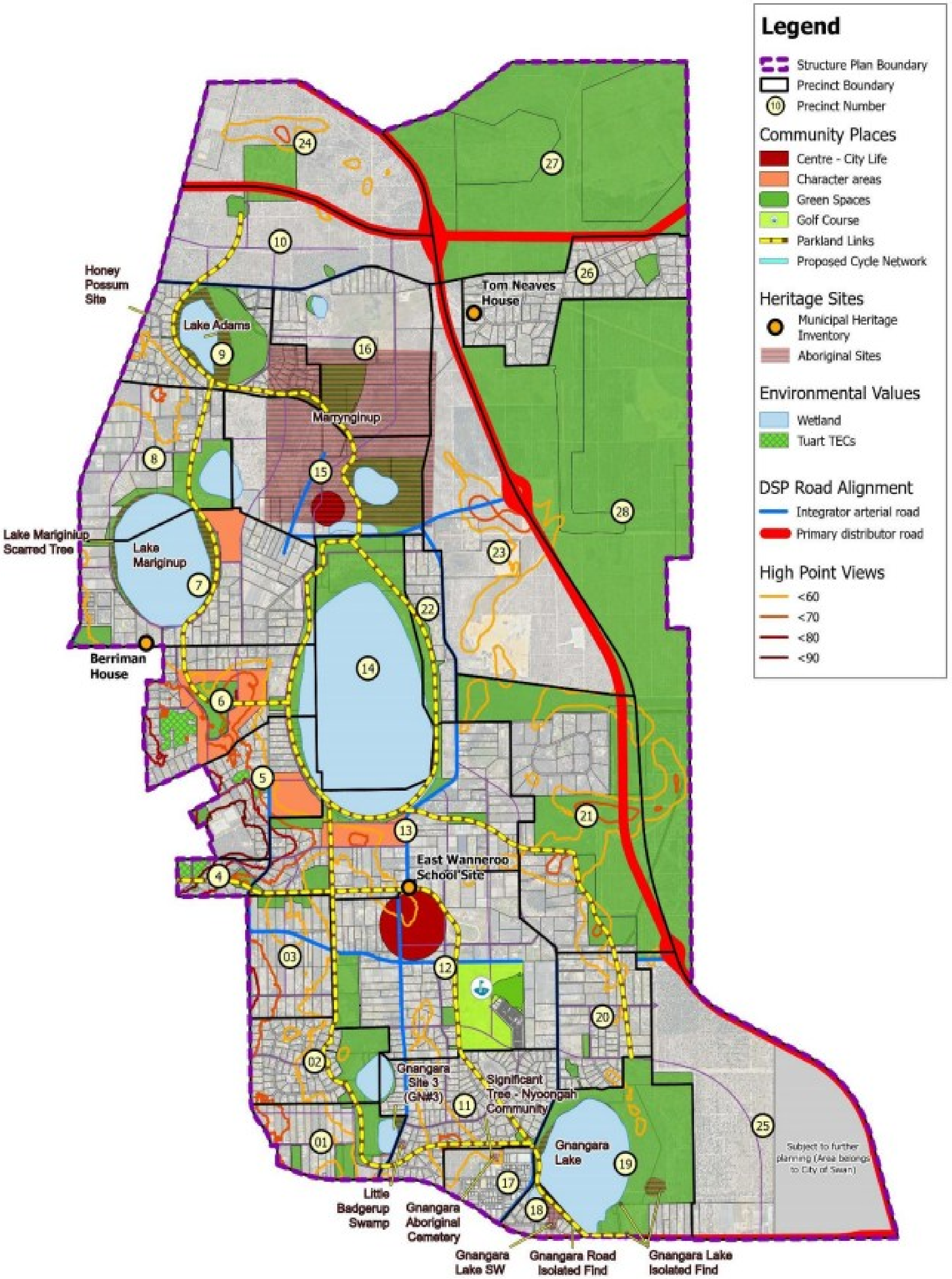
"You know you're in East Wanneroo because…

…you are surrounded by mature trees and native vegetation that connects you to a network of wetlands through discrete pedestrian links. Local Aboriginal, pioneer, market gardening and equestrian heritage is evident in park and open space design and new development is integrated into and respects the landscape…

… future development will feature consistent design outcomes for landscaping, streetscapes, parkland links, public open space, and community facilities that reflect the culture and history of the area …







East Wanneroo - District Sense of Place Map 1

0 1 2 Kilometers

GDA

City of Wanneroo

Produced by Customer & Information Services
30/03/2023
KACE : 96775

ATTACHMENT 1: LOCAL SENSE OF PLACE STATEMENTS

Local Planning Policy 5.3: East Wanneroo requires development proponents (in consultation with the City) to prepare a Local Sense of Place Statement (LSoPS) as part of local structure planning. The LSoPS will need to be prepared in line with the overarching vision of the East Wanneroo District Structure Plan (EWDSP) area, and the District Sense of Place Statement (DSoPS).

A LSoPS forms part of any Local Structure Plan (LSP) and should demonstrate how the place elements identified in the DSoPS (as well as any additional features unique to the LSP area) will be protected, enhanced and/or addressed through local structure planning and subsequent development stages.

The following documents should be considered in preparing the Sense of Place Statement:

- City of Wanneroo Strategic Community Plan 2021-2031;
- City of Wanneroo Place Strategy 2023-2027;
- East Wanneroo District Structure Plan; and
- Wanneroo Local Area Plan 2020.

Outlined below is a summary of the information to be provided within Local Sense of Place Statements

1. Local Sense of Place Statement Overview

This section should demonstrate an analysis of information relevant to sense of place gathered throughout LSP preparation. Much of this information is already required in Part 2 of a Structure Plan, but should be collated to focus on place outcomes. Information should include, but is not limited to:

1.1. Local Structure Plan Area

- Where the relevant LSP is located relative to the East Wanneroo District Structure Plan.
- Key access points / roads / lot boundaries.

1.2. Overview of LSP characteristics

- Relevant demographic characteristics.
- Environmental features, topography, vegetation, water bodies, flora and fauna species within the precinct / LSP boundary.
- Points of difference compared to other precincts / LSP areas.
- Existing features that should be retained/strengthened to support the creation of a strong sense of place.

1.3. History and Heritage

- Establishment of the land parcel/s and historical ownership if known / significant.
- Heritage objects, landscapes, places, buildings, values, characteristics – both Aboriginal and European.
- Current / past significant events – these may be celebrations and/or weather / fire / flood events.

1.4. Key links to regional locations

- Points of interest, activity centres, transit nodes, important landforms, parkland link routes, wetland systems.
- Points of integration across LSP boundaries.

1.5. Overview of Sense of Place Intent

- Relevant place outcomes identified in EWDSP, specific to LPS area.

- Evidence of understanding of local community values, priorities or connection to place identified through community engagement or market research.
- Following analysis of site features and characteristics, identification of place principles / themes / elements additional to those already set out in the DSoPS.
- Outline a local place vision for the LSP.

2. Principles, Themes and Elements & Local Structure Plan Response

The information included in this section should be reflected in Part 1 of LSP's (where appropriate) and provide a basis for design and development responses.

This section should:

- Demonstrate how the principles, themes and elements set out in the DSoPS (and any additional place themes identified in section one of the LSoPS) are to be addressed at a local/precinct level.
- Outline how development is to be designed and implemented to protect the key elements that contribute to sense of place.
- Outline how design response will contribute to local sense of place where place elements cannot be protected through development.
- Outline how the design response contributes to achieving the EWDSP vision and DSoPS. It is strongly recommended that maps, graphics and pictures are used to illustrate key messages.

The response/s should also include:

- An overview concept plan showing the development overlayed on the site.
- Details as outlined within LPP 5.3 East Wanneroo.
- Illustration of specific site responses to address DSoPS and LPP requirements, areas of interest and key opportunities and/or issues.
- Any unique design elements, such as materials, public art, colour palette, developed by consulting with the people who live, work and play in the area.
- Show examples of colours, signage, fencing, walls, infrastructure, and furniture.

EAST WANNEROO DISTRICT STRUCTURE PLAN ROAD RESERVES

APPENDIX 2

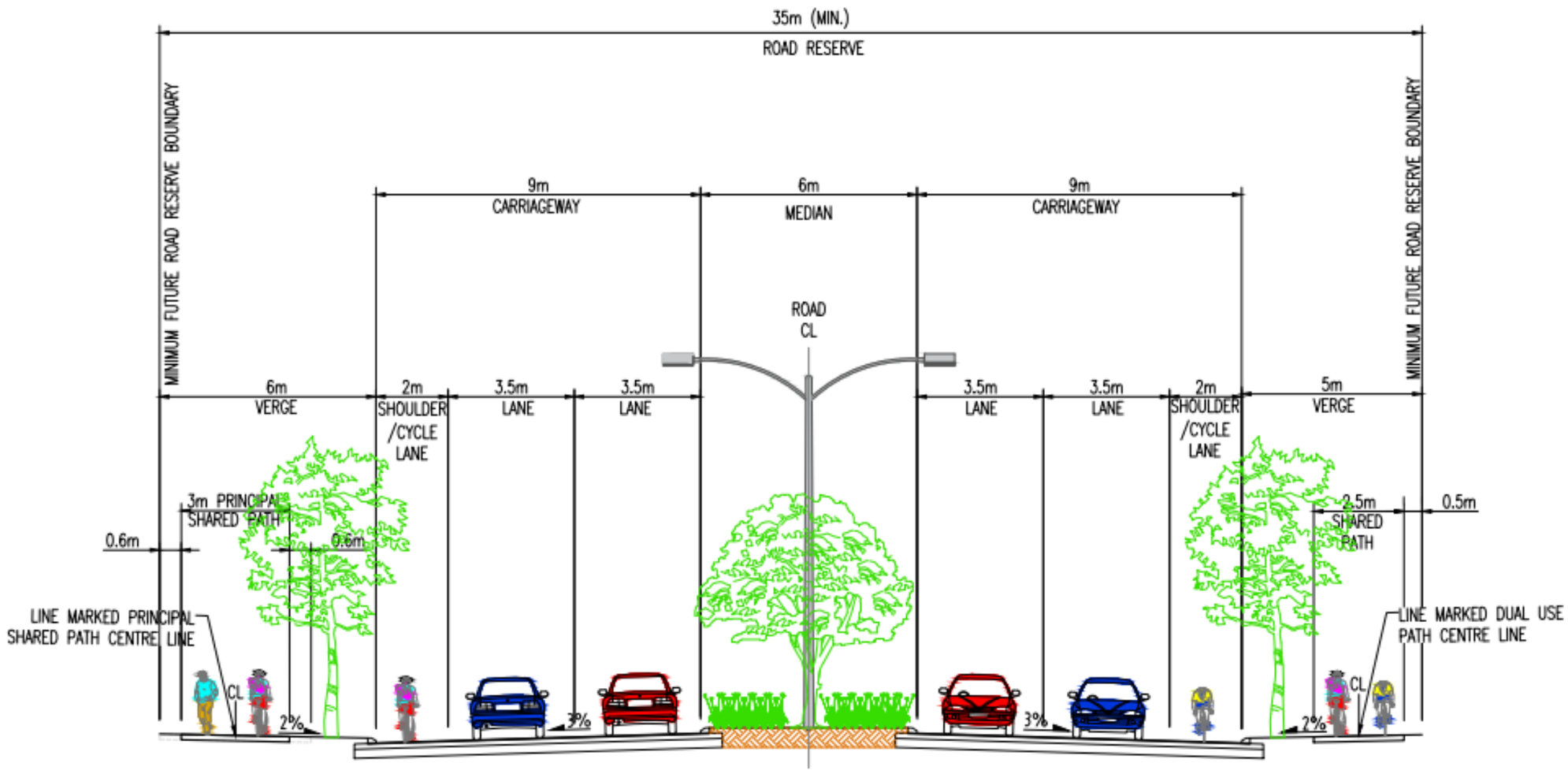


FIGURE 1: CROSS SECTION APPLIES OUTSIDE OF DISTRICT AND NEIGHBOURHOOD CENTRES

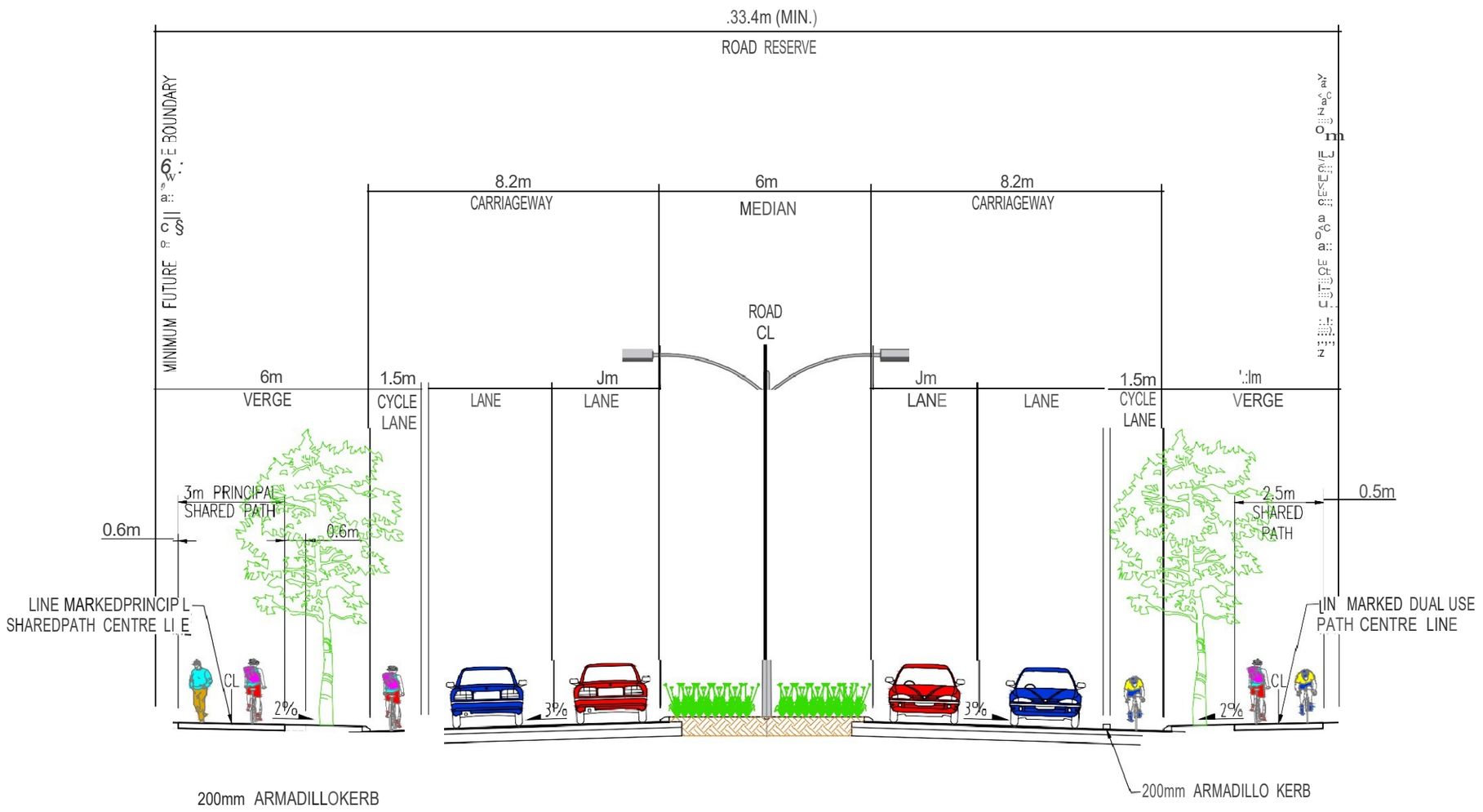
- LENORE ROAD - FRANKLIN ROAD
- SYDNEY ROAD
- HAWKINS ROAD
- ELLIOT ROAD
- BADGERUP ROAD
- LAKEVIEW ROAD

NOTES:

1. CENTRAL MEDIAN TO BE LANDSCAPED WITH MATURE TREES, TREES TO BE OFFSET TO STREETLIGHT LOCATIONS.
2. MEDIAN WIDTH SUFFICIENT FOR TURNING POCKETS, AS REQUIRED.
3. VERGE AND MEDIAN LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
4. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
5. STREETSCAPES TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING.
6. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

APPLIES OUTSIDE NEIGHBOURHOOD AND DISTRICT CENTRES



FICJURE 2: CROSS SECTION 13ADCJERUP ROAD

BADGERUP ROAD {DISTRICT CENTRE BETWEE ELLIOT ROAD & ASHBY ROAD)

NOTES:

1. PUBLIC TRANSPORT RAPID TRANSITROUTE QUEUE JUMP FACILITYAT INTERSECTION.
2. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUMTREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
3. FREQUENT MEDIANBREAKS TO BE PROVIDED TO FACILITATESAFE PEDESTRIANAND CYCLIST ROAD CROSSING.
4. CENTRAL MEDIAN TO BE LANDSCAPED WITH MATURE TREES, TREE TO BE OFFSET TO STREETLIGHT LOCATIONS.
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6, VERGE ANDMEDIAN LANDSCAPINGTO CITYOF WANNEROOSPECIFICATIONS.
7. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
8. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROADCAMBER IS REQUIREDTO FALL TOWARDSTHE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

BADGERUP ROAD

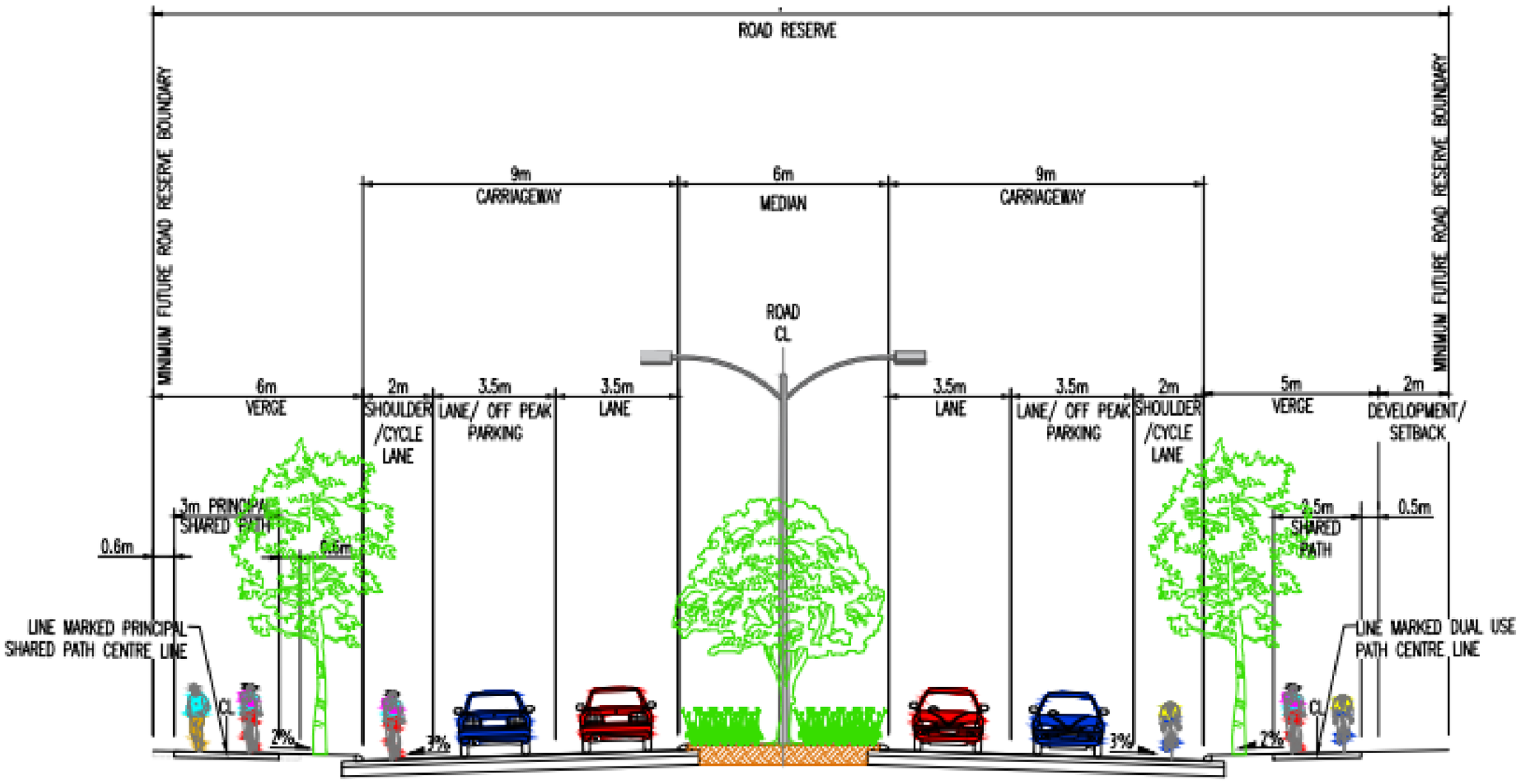


FIGURE 3: CROSS SECTION ELLIOT ROAD (DISTRICT CENTRE)

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
3. CENTRAL MEDIAN TO BE LANDSCAPED WITH MATURE TREES, TREE TO BE OFFSET TO STREETLIGHT LOCATIONS.
4. MEDIAN WIDTH SUFFICIENT FOR TURNING POCKETS, AS REQUIRED.
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6. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
7. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

ELLIOT ROAD

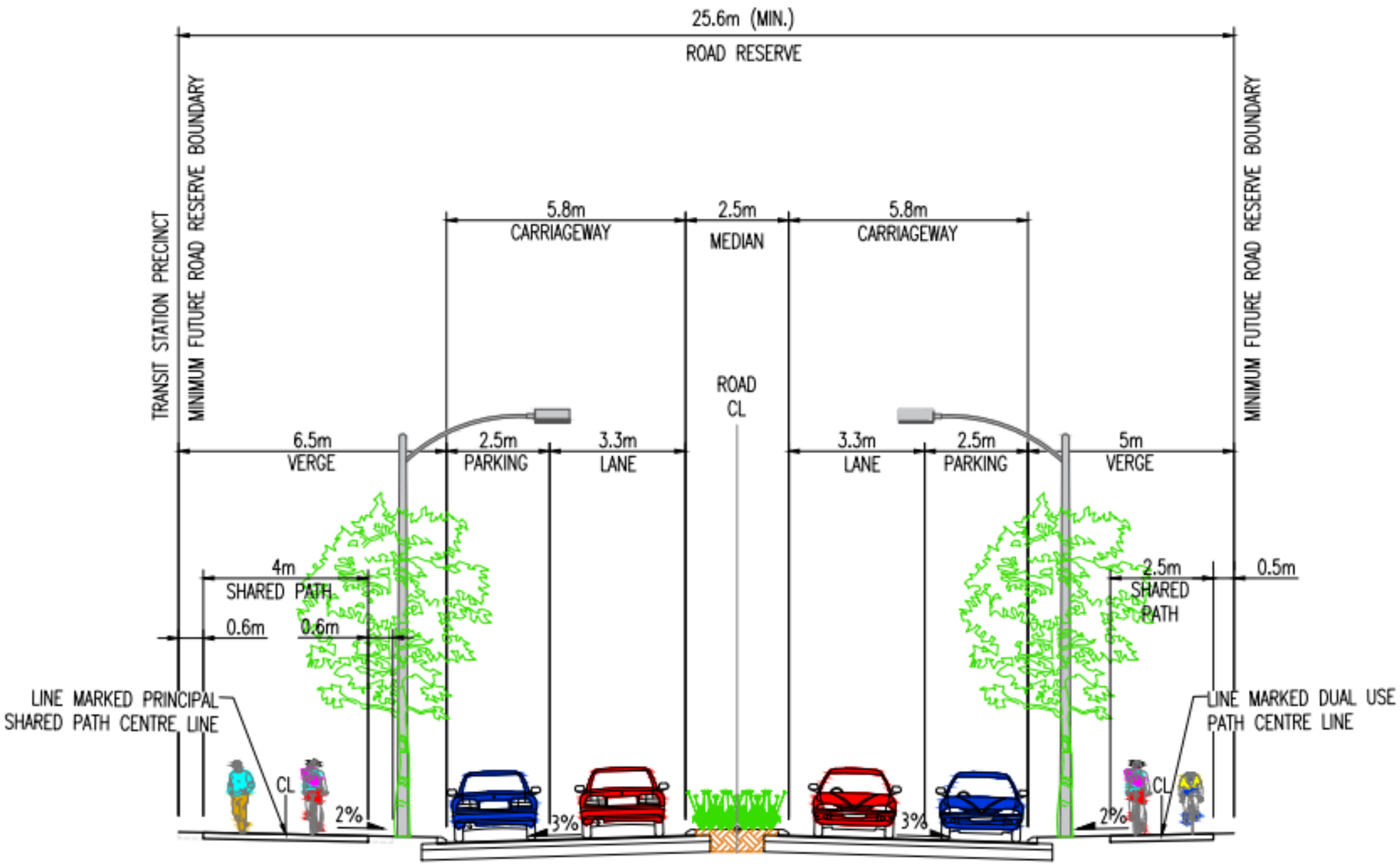


FIGURE 4: CROSS SECTION STONEY ROAD (DISTRICT CENTRE)

NOTES:

1. TREES TO BE OFFSET WITH STREETLIGHT LOCATIONS ON ROAD VERGE.
2. AT INTERSECTION WITH BADGERUP ROAD LANE WIDTHS INCREASE TO 2 x 3.5m AND PARKING REMOVED ON APPROACH AND EXIT.
3. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
4. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
5. VERGE AND MEDIAN LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

STONEY ROAD

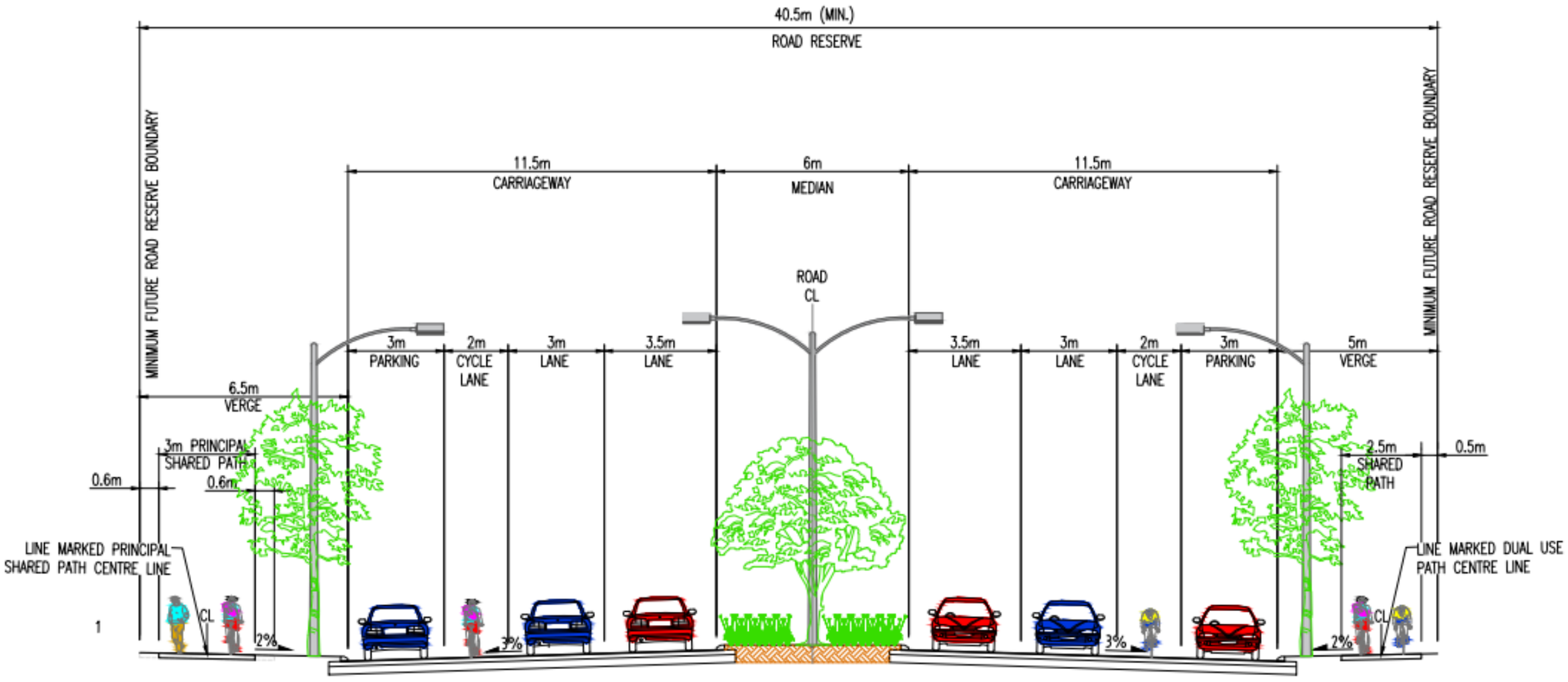


FIGURE 5: CROSS SECTION FRANKLIN ROAD (NEIGHBOURHOOD CENTRE)

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
3. CENTRAL MEDIAN TO BE LANDSCAPED WITH MATURE TREES, TREE TO BE OFFSET TO STREETLIGHT LOCATIONS.
4. MEDIAN WIDTH SUFFICIENT FOR TURNING POCKETS, AS REQUIRED
5. VERGE AND MEDIAN LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
6. PARKING LANE TO BE CONSIDERED FOR BUS, TAXI & RIDESHARE FACILITY. VEHICLE/ PEDESTRIAN SEPARATION TO BE PROVIDED AT PEDESTRIAN/ CYCLIST MEDIAN BREAK CROSSING (I.E. KERBED NIBS/BARRIERS).
7. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
8. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

FRANKLIN ROAD

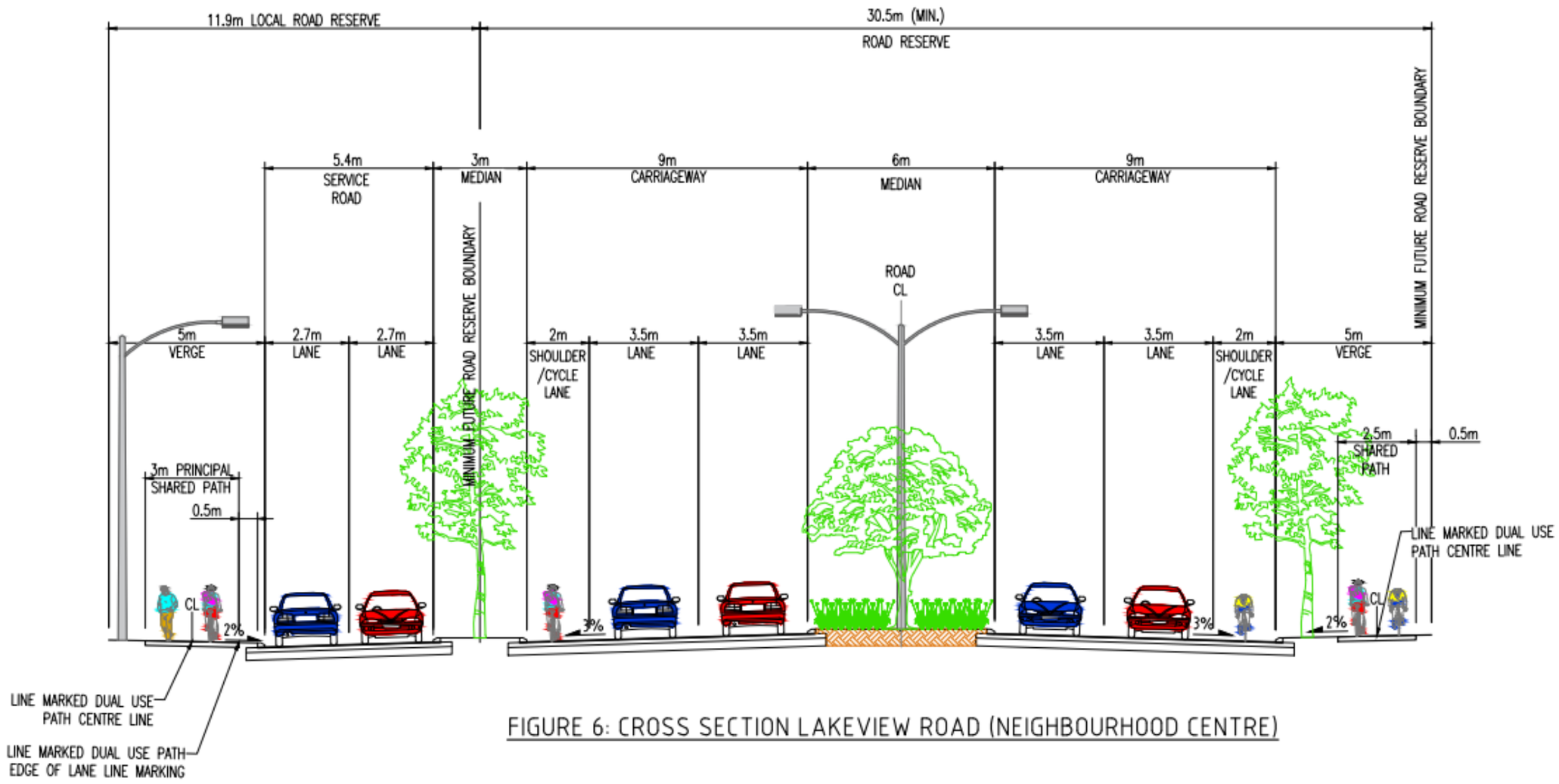


FIGURE 6: CROSS SECTION LAKEVIEW ROAD (NEIGHBOURHOOD CENTRE)

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

LAKEVIEW ROAD

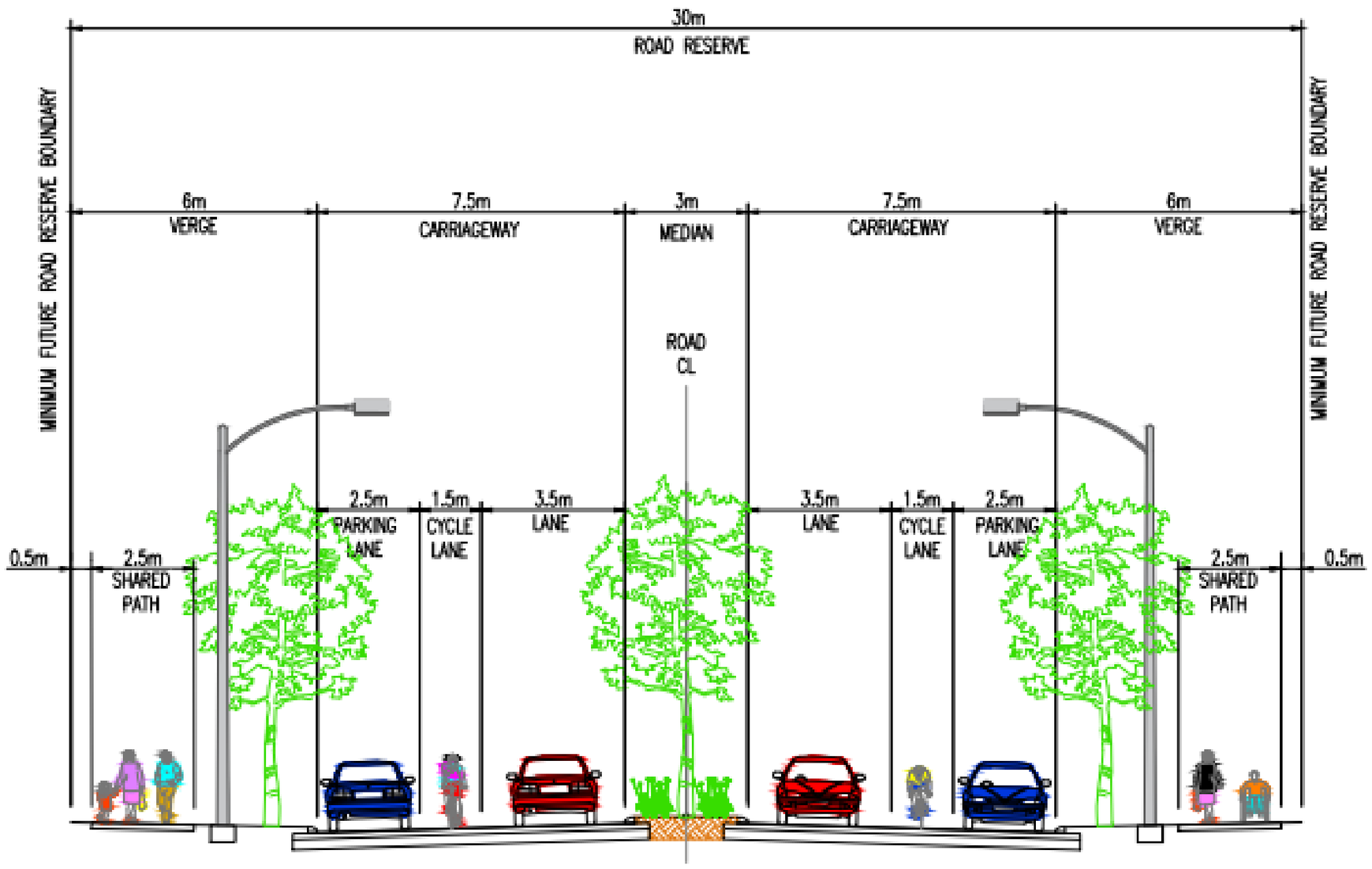


FIGURE 7: CROSS SECTION OF NEIGHBOURHOOD CONNECTOR A (REAR LOADED) 30m WIDTH

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

NEIGHBOURHOOD CONNECTOR A (REAR LOAD)

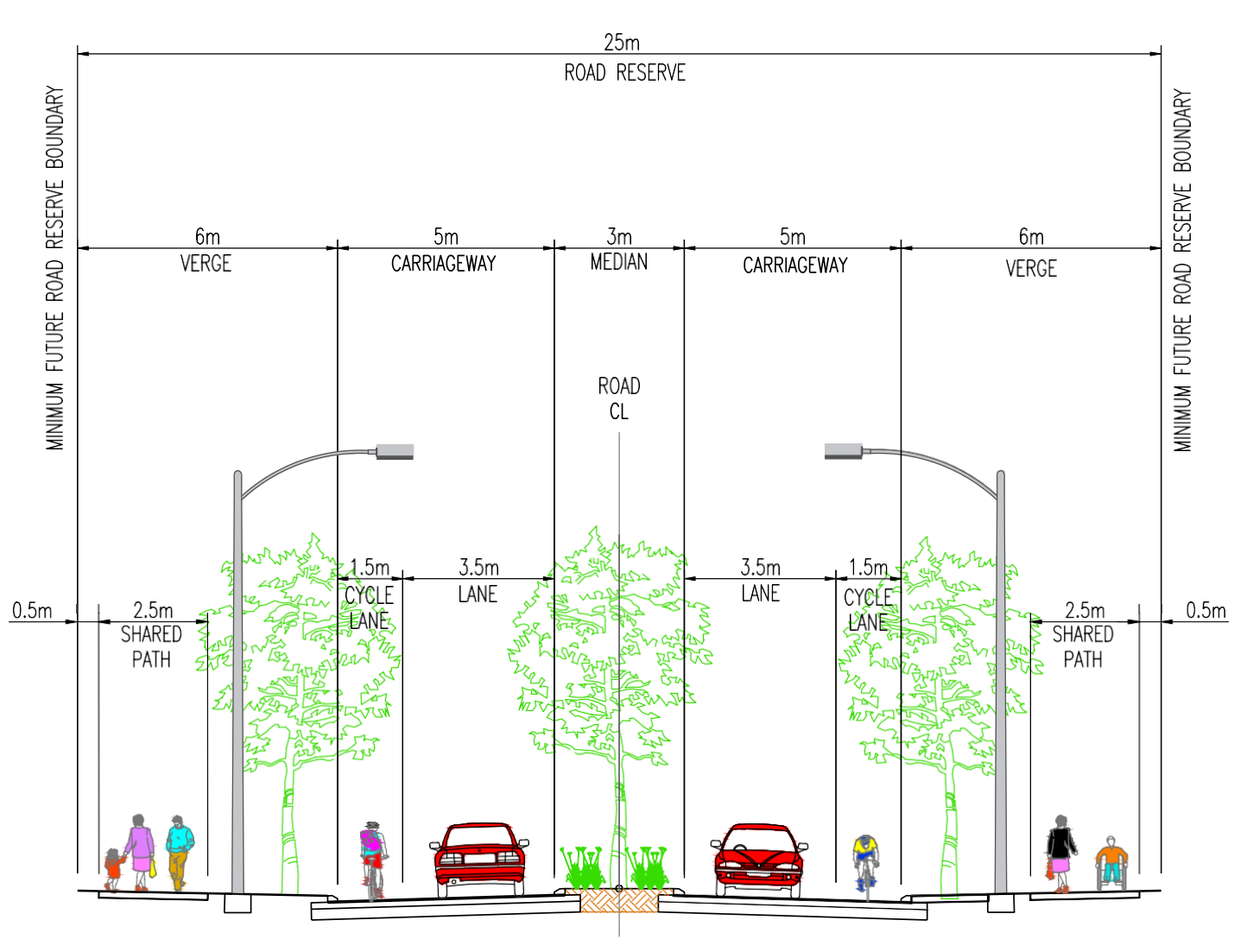


FIGURE 8: CROSS SECTION OF NEIGHBOURHOOD CONNECTOR A (FRONT LOADED) 25m WIDTH

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. FREQUENT MEDIAN BREAKS TO BE PROVIDED TO FACILITATE SAFE PEDESTRIAN AND CYCLIST ROAD CROSSING.
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

NEIGHBOURHOOD CONNECTOR A (FRONT LOADED)

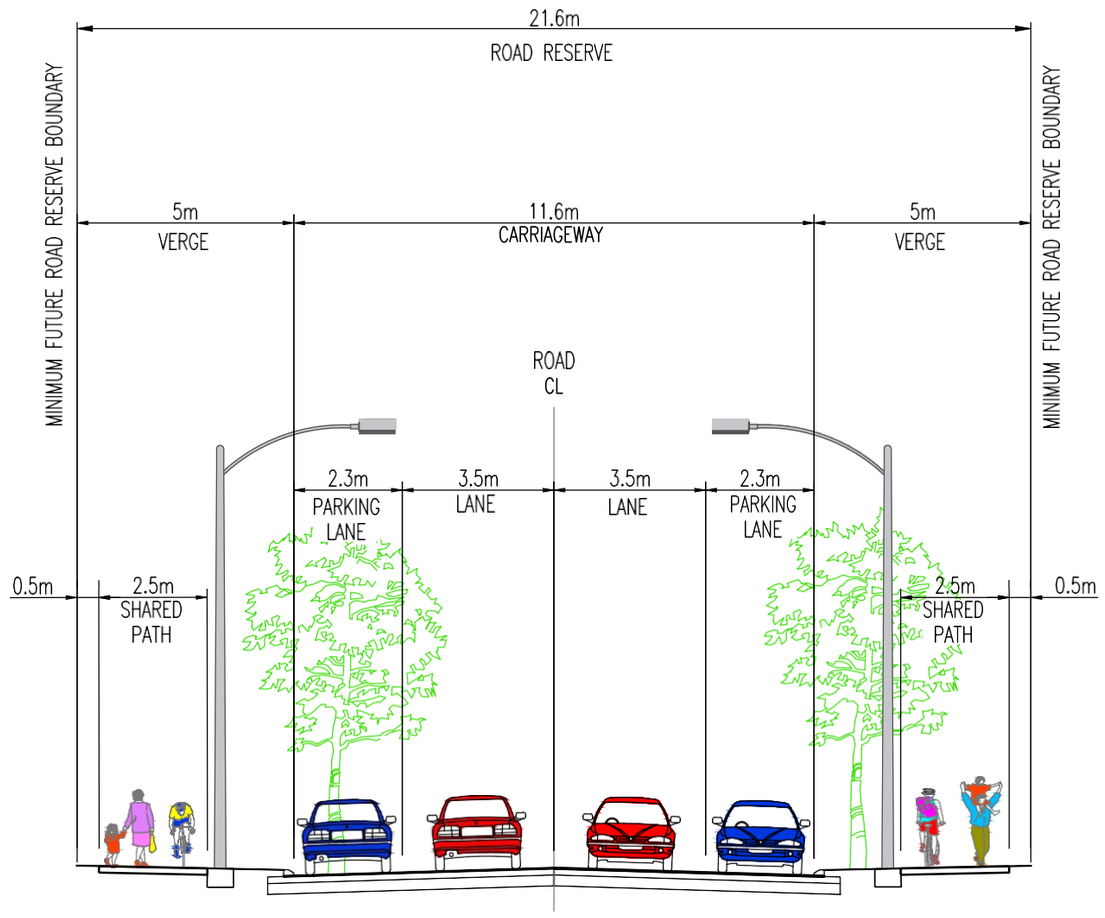


FIGURE 9: CROSS SECTION OF NEIGHBOURHOOD CONNECTOR B

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. VERGE LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

NEIGHBOURHOOD CONNECTOR B

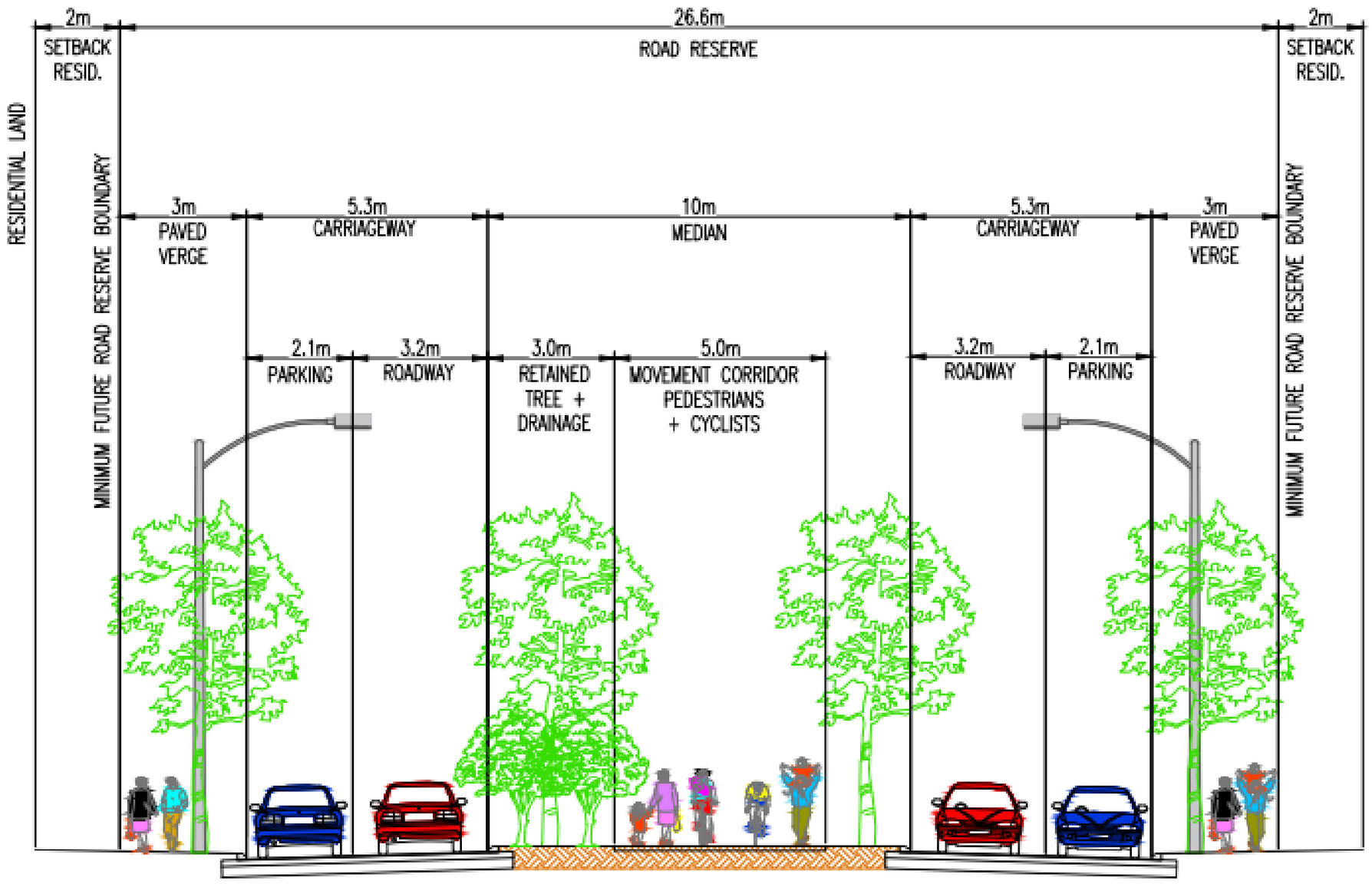


FIGURE 10: CROSS SECTION OF LANDSCAPE BOULEVARDS THROUGH URBAN NEIGHBOURHOOD

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

LANDSCAPE BOULEVARDS THROUGH URBAN NEIGHBOURHOOD

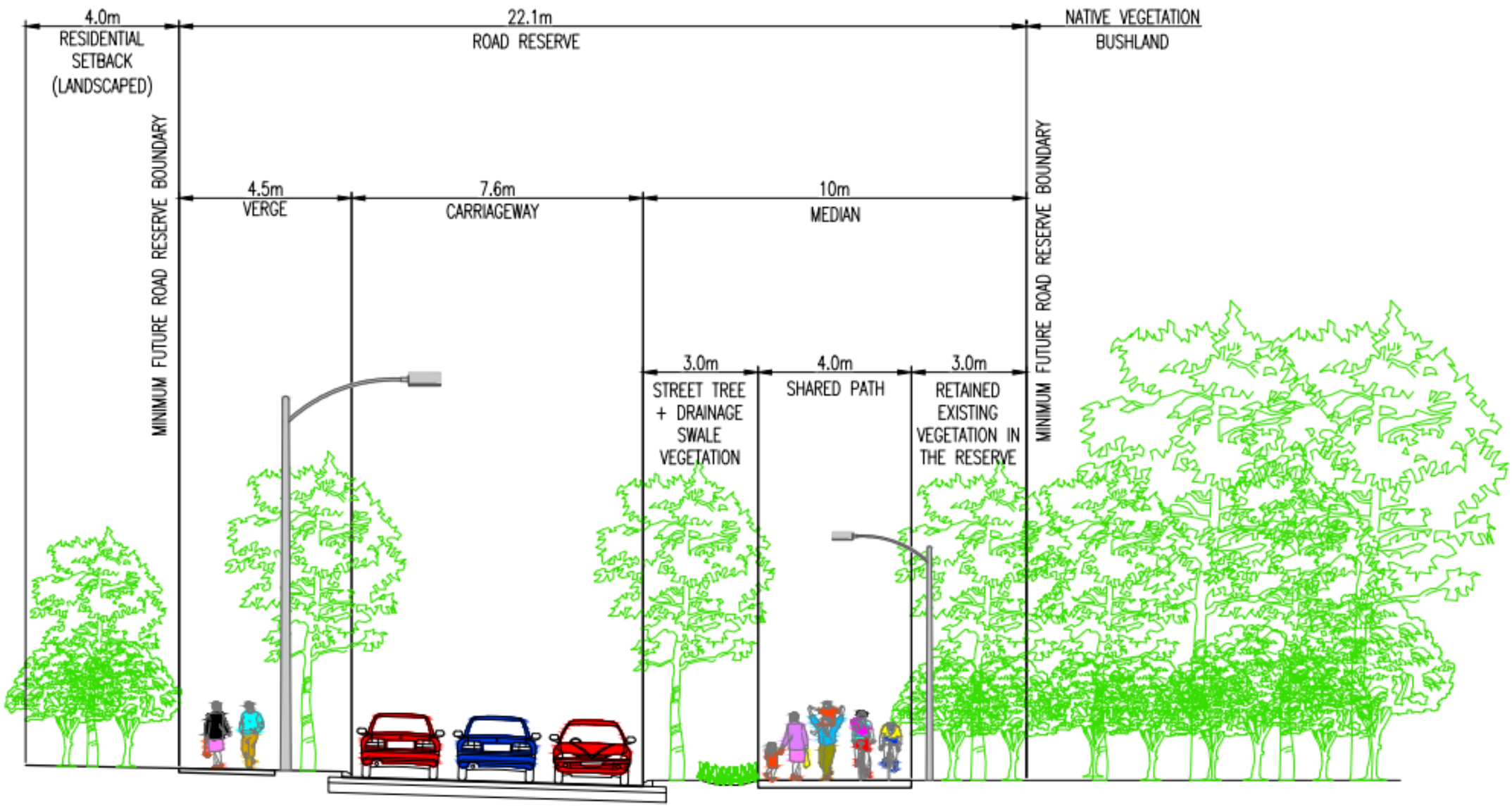


FIGURE 11: CROSS SECTION OF LANDSCAPE BOULEVARDS IN SUBURBAN NEIGHBOURHOOD ADJOINING BUSHLAND

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

LANDSCAPE BOULEVARDS IN SUBURBAN NEIGHBOURHOOD

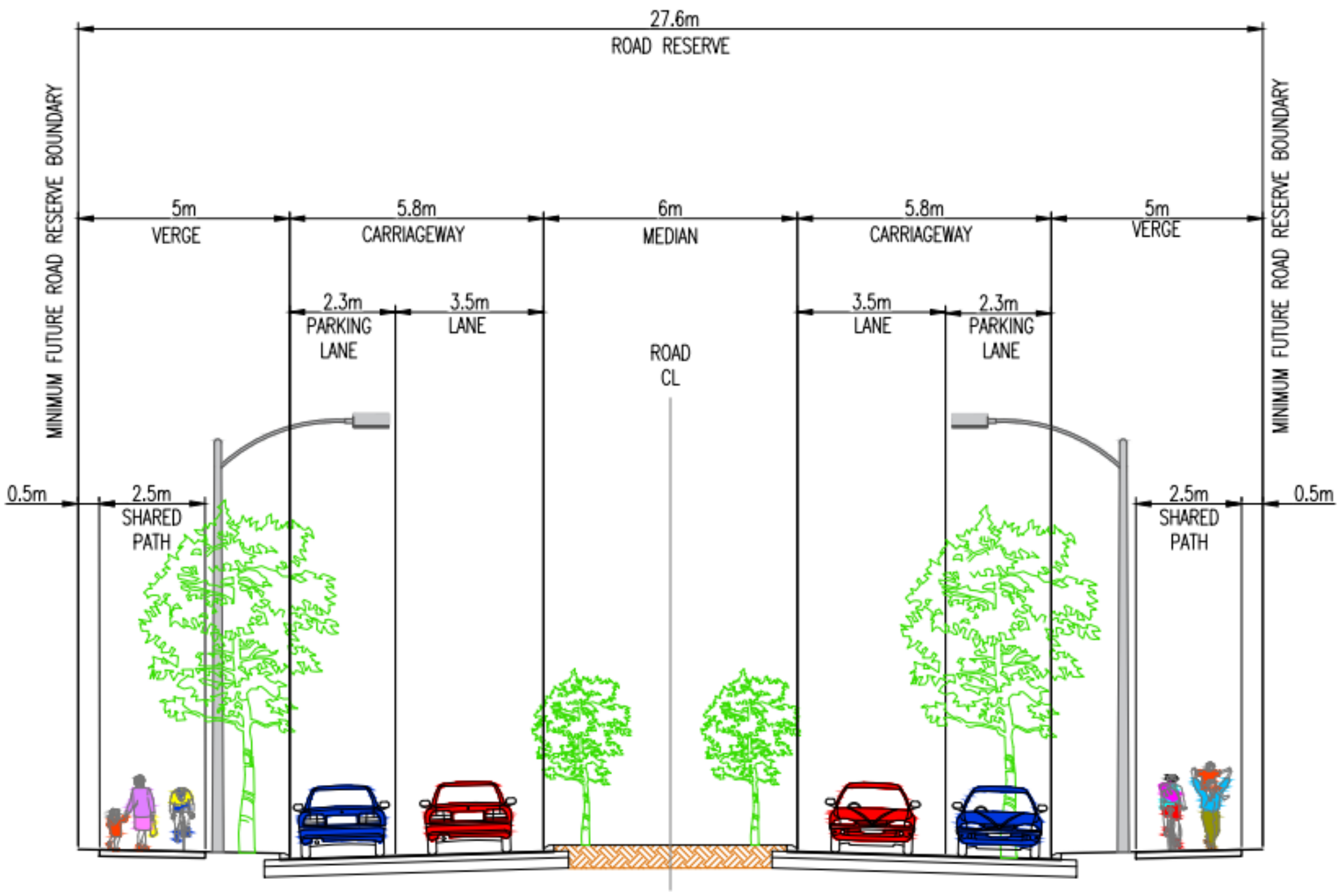


FIGURE 12: CROSS SECTION OF ACCESS STREETS A

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

ACCESS STREET A

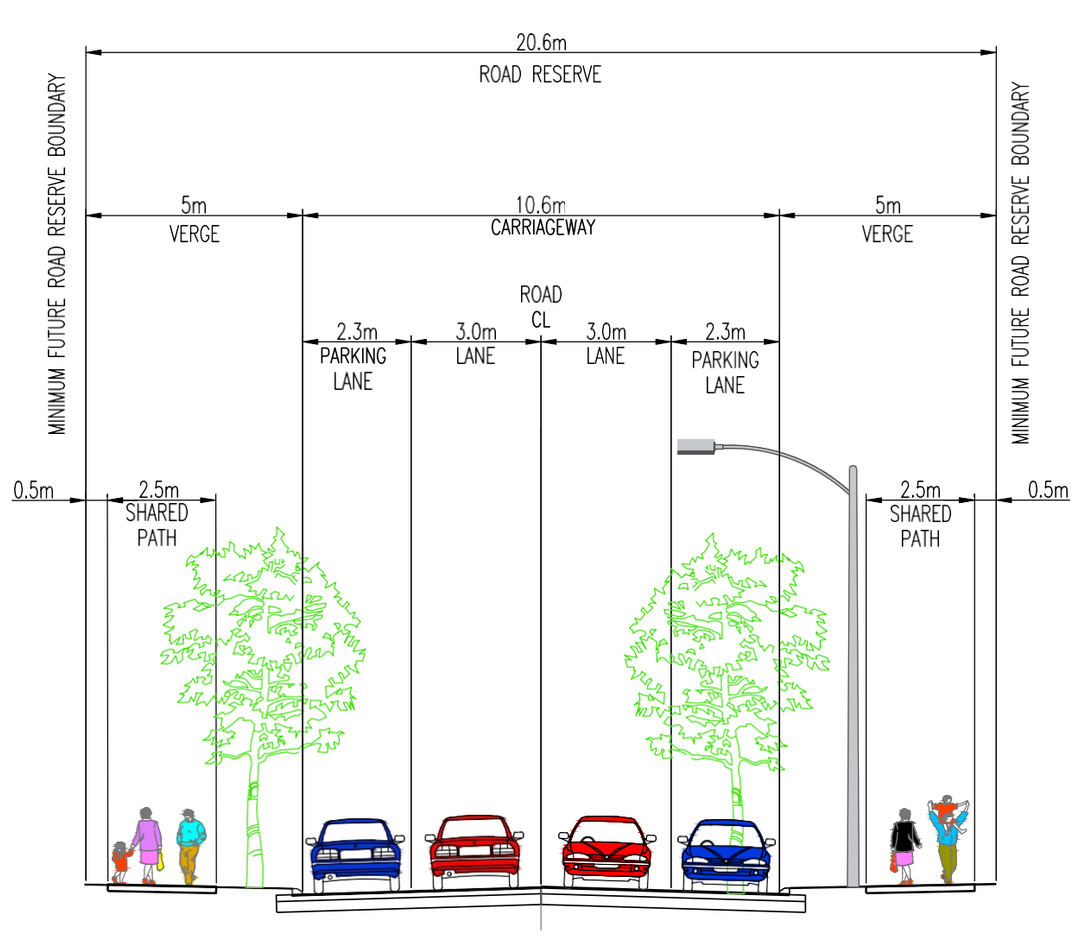


FIGURE 13: CROSS SECTION OF ACCESS STREETS B

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
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4. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

ACCESS STREET B

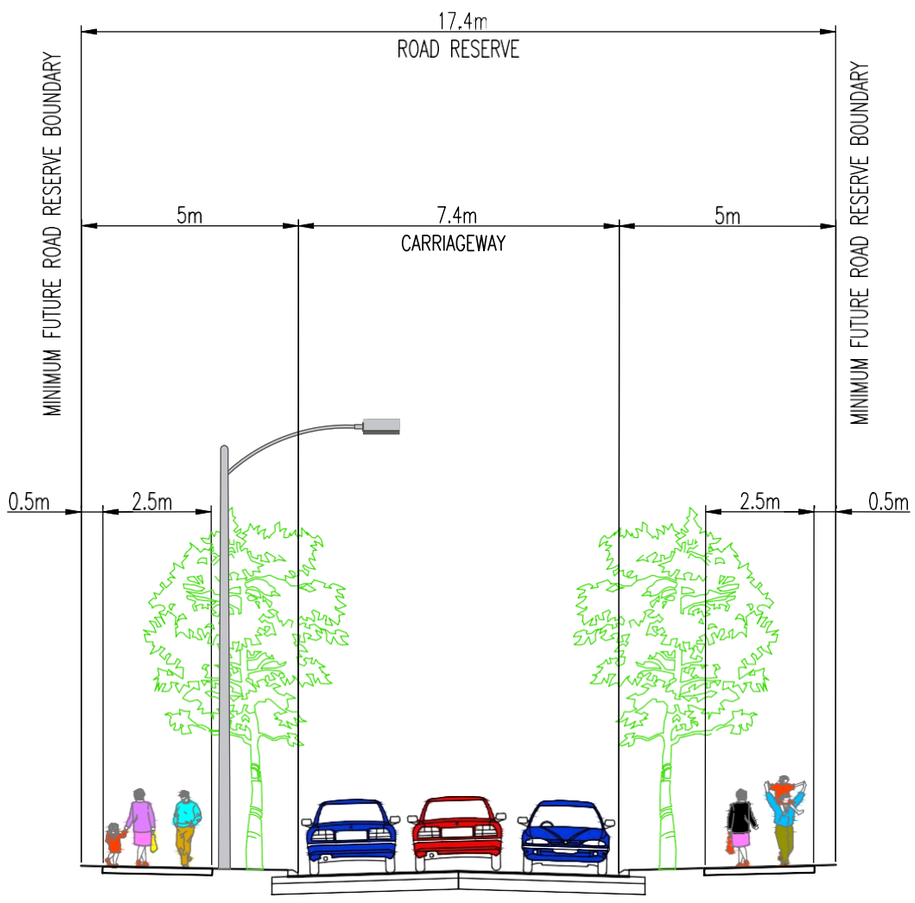


FIGURE 14: CROSS SECTION OF ACCESS STREETS C

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
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EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

ACCESS STREET C

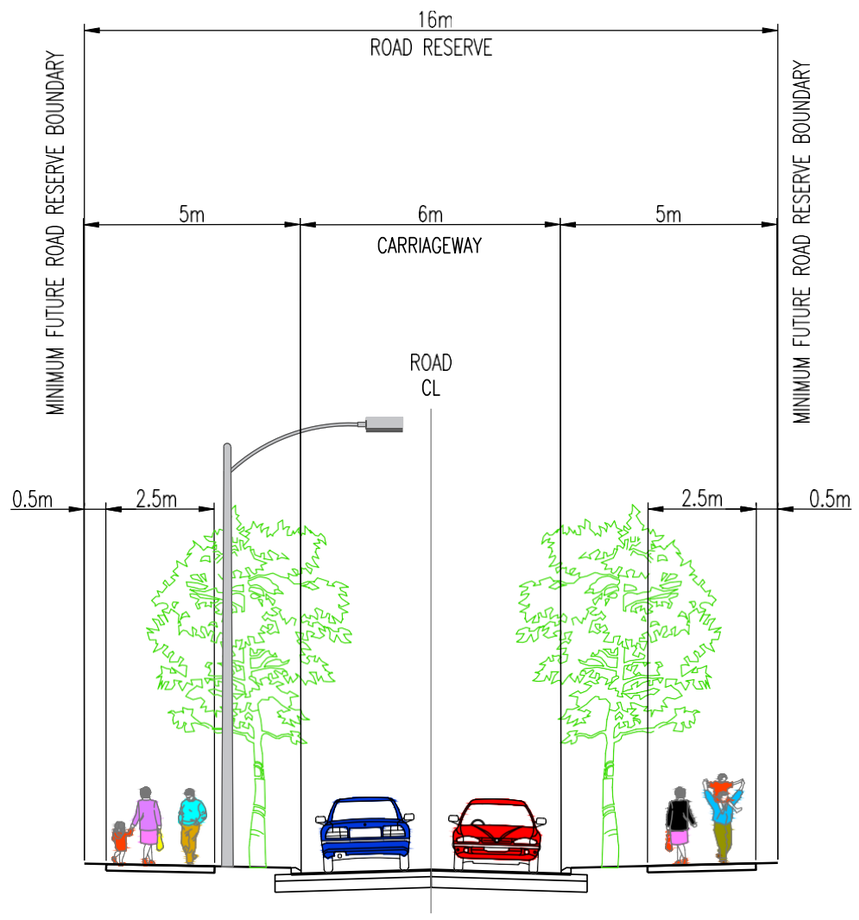


FIGURE 15: CROSS SECTION OF ACCESS STREETS D

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING..
2. VERGE LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
3. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
4. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

ACCESS STREET D

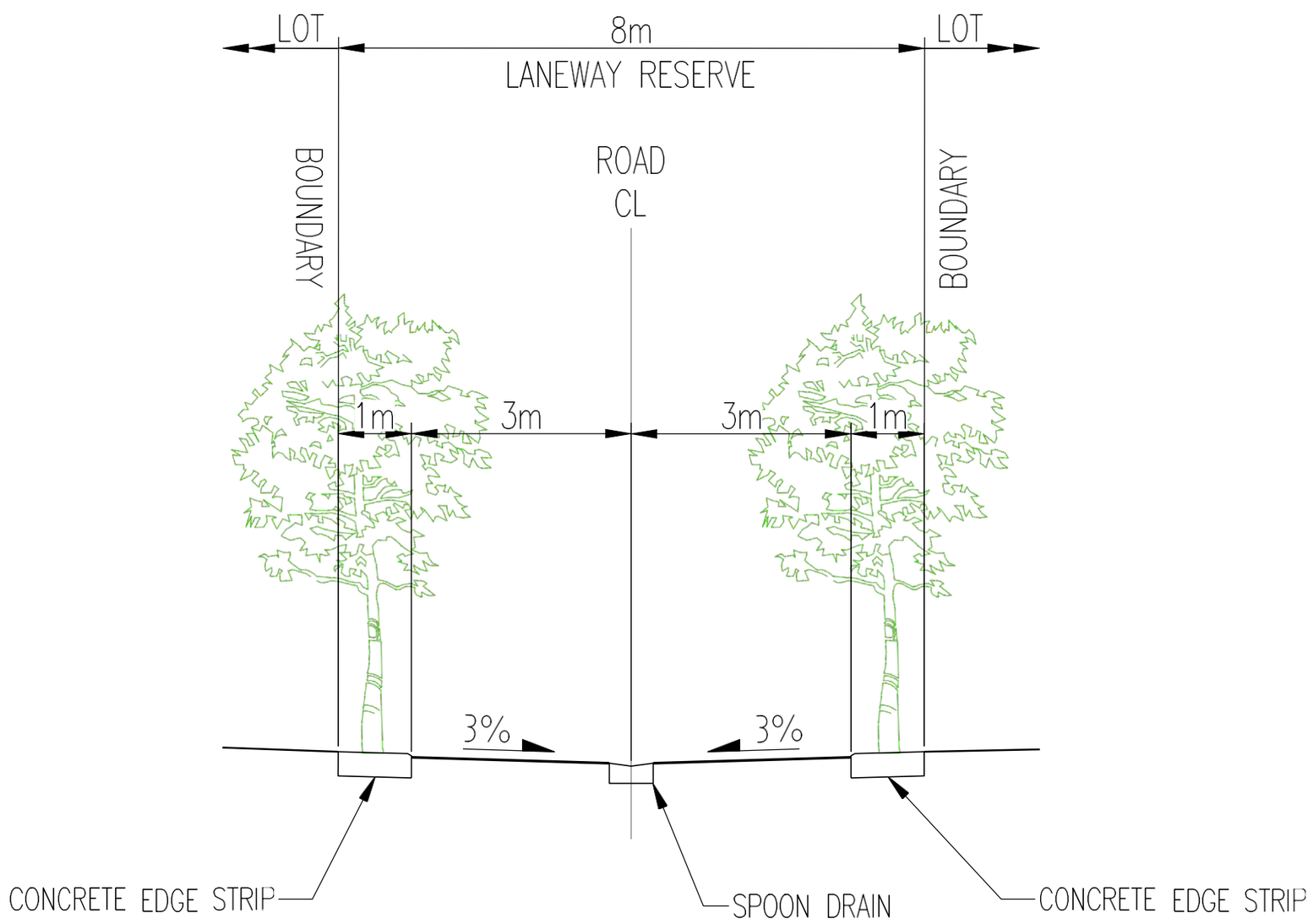


FIGURE 16: CROSS SECTION OF LANEWAYS

NOTES:

1. TO BE DESIGNED TO PROVIDE LANDSCAPING WHILST MAINTAINING SAFETY.
2. LANDSCAPING TO BE C.O.W SPECIFICATIONS.

EAST WANNEROO DISTRICT STRUCTURE PLAN
ROAD RESERVES

LANEWAYS

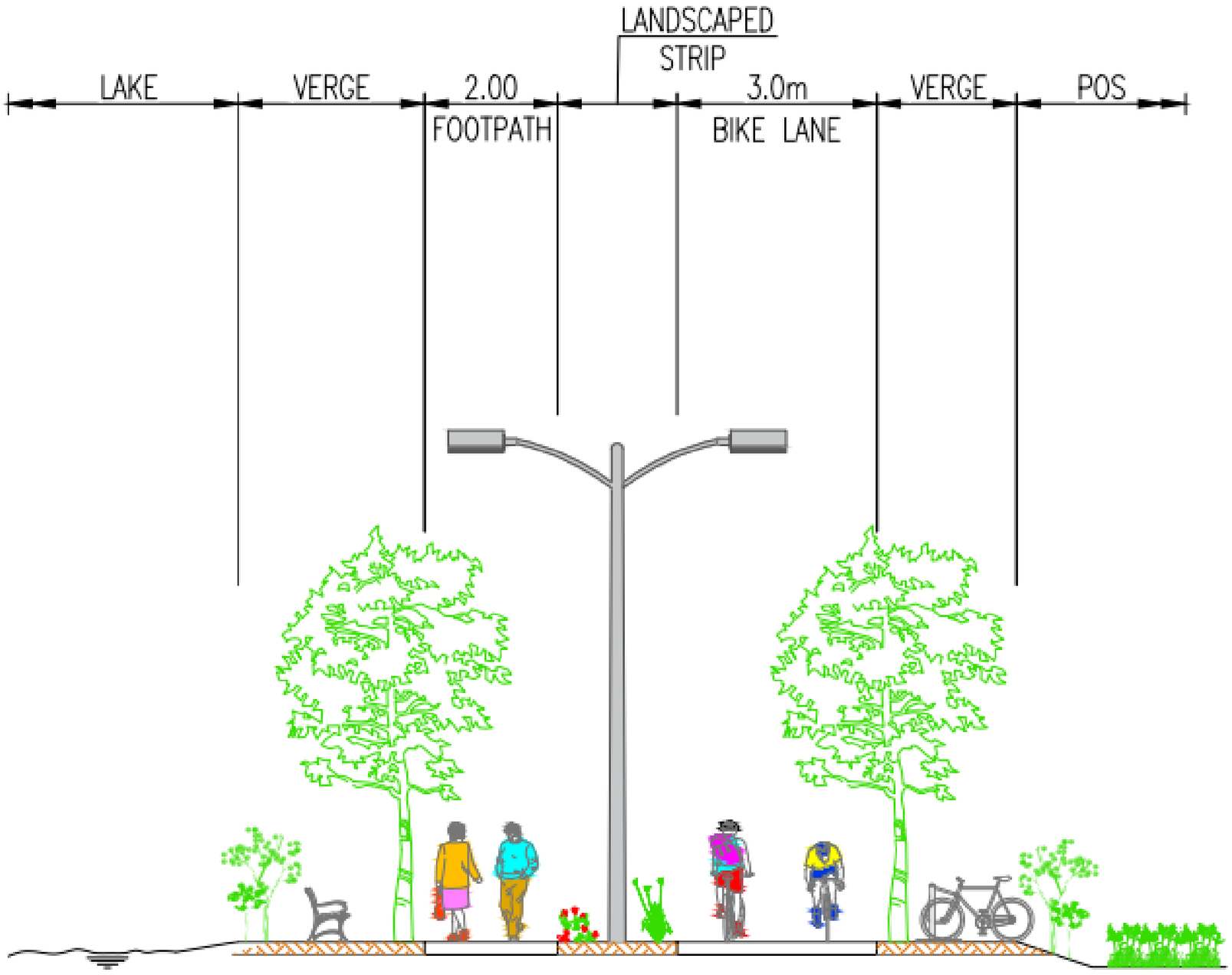


FIGURE 17: CROSS SECTION LINK ADJOINING A LAKE AND POS

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING.
2. PAVED VERGE TO BE LANDSCAPED WITH MATURE TREES, TREE TO BE OFFSET TO STREETLIGHT LOCATIONS.
3. VERGE LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
4. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.

EAST WANNEROO DISTRICT STRUCTURE PLAN
PARKLAND LINKS

ADJOINING A LAKE AND POS

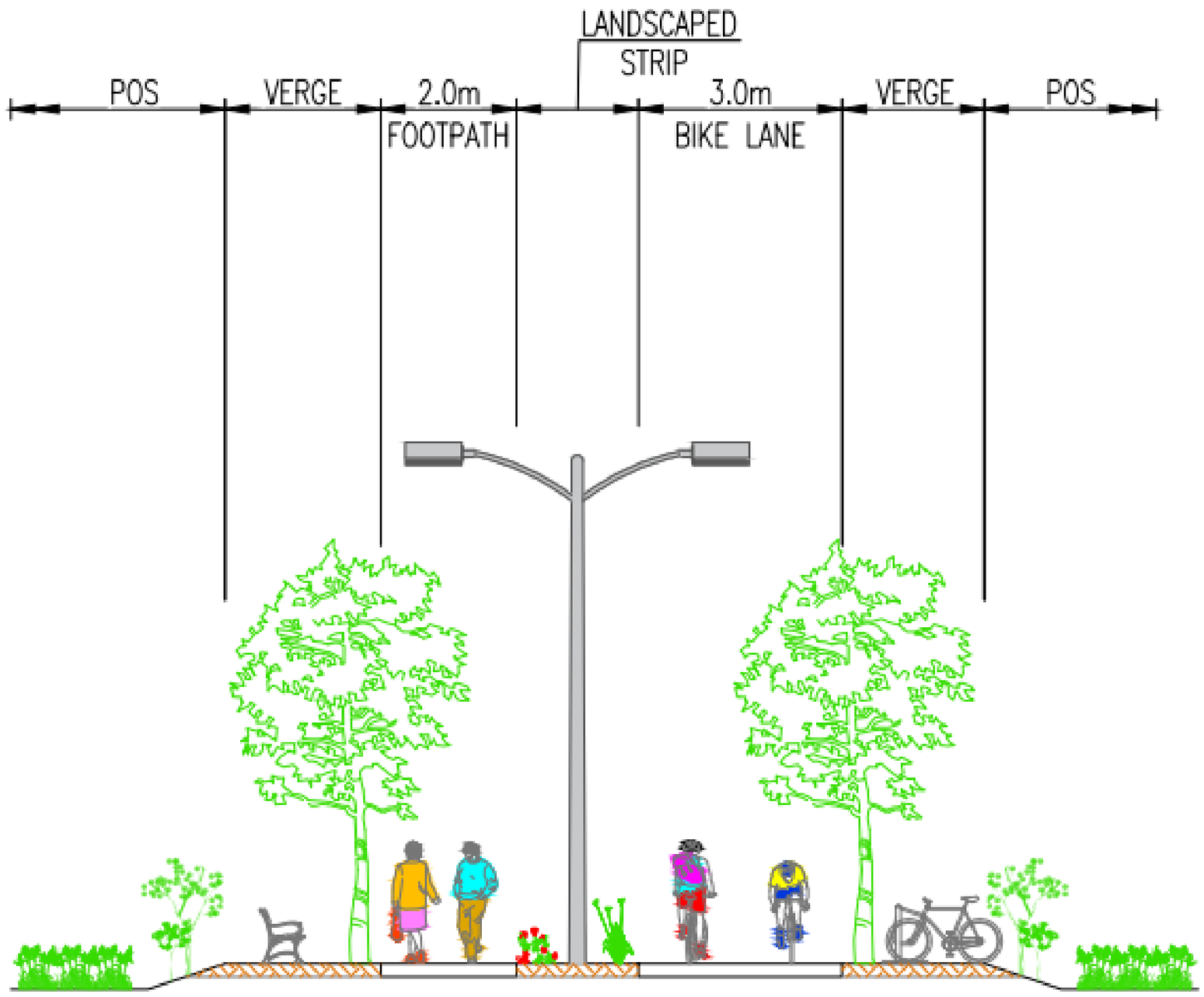


FIGURE 18: CROSS SECTION LINK ADJOINING POS BOTH SIDES

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING.
2. PAVED VERGE TO BE LANDSCAPED WITH MATURE TREES, TREE TO BE OFFSET TO STREETLIGHT LOCATIONS.
3. VERGE LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
4. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.

EAST WANNEROO DISTRICT STRUCTURE PLAN
PARKLAND LINKS

ADJOINING POS ON BOTH SIDES

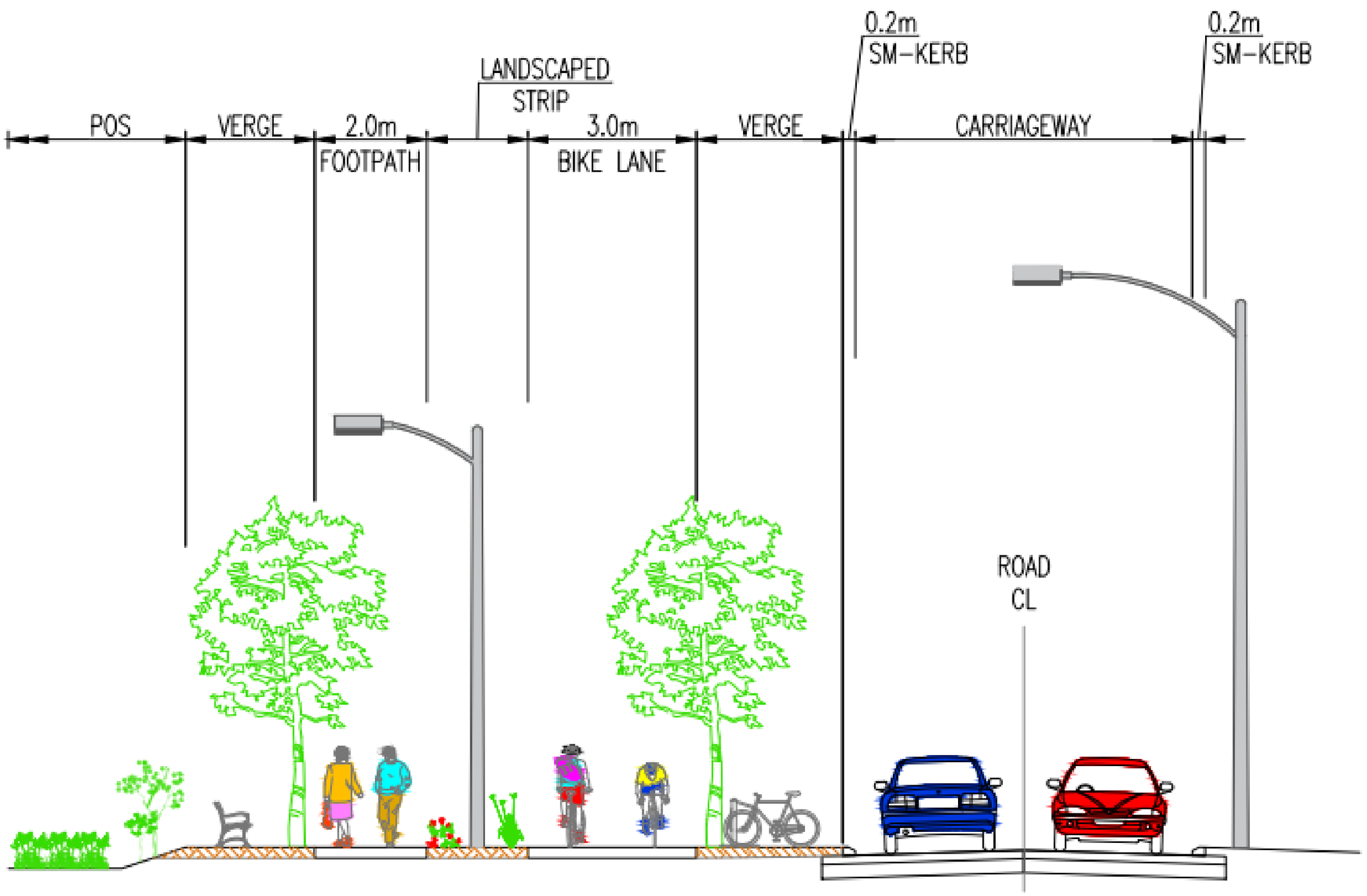


FIGURE 19: CROSS SECTION LINK ADJOINING POS AND A ROAD

NOTES:

1. STREETSCAPE TO BE DESIGNED TO PROVIDE MAXIMUM TREE CANOPY WHILST MAINTAINING SAFE ROAD AND PATH LIGHTING.
2. CENTRAL MEDIAN TO BE LANDSCAPED WITH MATURE TREES, TREES TO BE OFFSET TO STREETLIGHT LOCATIONS.
3. VERGE AND MEDIAN LANDSCAPING TO CITY OF WANNEROO SPECIFICATIONS.
4. TREE SPECIES TO BE AS PER STREET TREE SCHEDULE.
5. SUBJECT TO SAFETY AND DESIGN STANDARDS, THE ROAD CAMBER IS REQUIRED TO FALL TOWARDS THE CENTRAL MEDIANS WHERE PROVIDED.

EAST WANNEROO DISTRICT STRUCTURE PLAN
PARKLAND LINKS

ADJOINING POS AND A ROAD

APPENDIX 3

Attachment to LPP 5.3 to guide future amendments to DPS 2 for individual LDCPs (on a Precinct basis), where required in the EWDSP area:

Schedule 13 – Development Contribution Plans (see Clause 5.1 – Table 3)

Reference No.	**East Wanneroo – Local Development Contribution Plans**
Area Name:	East Wanneroo Local Development Contribution Plan Area – Precinct __ identified as DCA __ on the Scheme Map.
Relationship to other planning instruments:	The development contribution plan generally conforms to the East Wanneroo District Structure Plan and Local Structure Plan Precincts areas.
Infrastructure and administrative items to be funded:	Infrastructure and facility costs (Choose as relevant): • Acquisition of land for public open space; • Development of Public Open Space to a basic standard; • Acquisition of land and construction of local level community facilities as set out in the Community Facilities Plan; • Acquisition of land and construction of Neighbourhood Connector Roads where required, including intersection treatments. • Acquisition of land for widening and upgrading existing roads; • Clearing and environmental costs; • Provision of local drainage requirements; • Land and construction of shared paths, cycle paths/footpaths/PAWs; • Wetland and foreshore management plans; • Clearing and environmental costs and maintenance for two summers; and • Other items that may be deemed necessary as identified through the preparation of Local Structure Plans. Administrative costs: • Costs to prepare and administer the plan during the period of operation; • Costs to prepare Local Structure Plans; • Costs to prepare and review estimates; • Costs to prepare the cost apportionment schedule; • Valuations costs; and • Costs to service loans established by the local government to fund early provision of infrastructure and facilities.

Method for calculating contributions:	The East Wanneroo District and Local Structure Plans have informed the Local Development Contribution Plan. The contributions outlined in the Local Development Contribution Plan Report have been based on the need for facilities generated by additional development in the development contribution area. This calculation excludes the: • demand for a facility that is generated by the current population; • demand created by external usage - the proportion of use drawn from outside of the main catchment area; and • future usage - the proportion of usage that will be generated by future development outside of the development contribution plan timeframe. The methodology for determining contributions is in accordance with the following formula: • CPH = TC / NCA • CC = CPH x GSA Where: CPH = Cost per hectare ($/ha) TC = Total cost of delivering community facilities ($) NCA = Net contributing area (ha) CC = Cost Contribution Amount ($) GSA = Gross area of proposed subdivision (ha)
Period of operation:	10 years from the date of gazettal
Priority and timing:	In accordance with the Development Contribution Plan Report and applicable Local Structure Plan.
Review process:	To be reviewed when considered appropriate but at a time not exceeding 5 years having regard to the rate of development in the area since the last review and the degree of potential development still existing. The estimated costs shall be defined in the Cost Apportionment Schedule of the Development Contribution Plan Report and are to be reviewed annually in accordance with clause 11 of Schedule 12 of DPS 2.

The development contribution areas can be identified by the corresponding Precinct number as allocated in Figure 1.15: Precinct Plan, of the EWDSP and then applied to on the Scheme Map. For example, if Precinct 1 requires a LDCP, it would be named the *'East Wanneroo Local Development Contribution Area Precinct No. 1'* and identified as *'EWDCA P1'* on the Scheme Map (applicant to provide current and future zoning map for inclusion into DPS2). In this regard, *Table 3 – Special control areas in Scheme area* as part of clause 5.1 of DPS 2 will need to be amended to include provisions relating to the Local Development Contribution Plans. Table 3 would be amended as follows:

Table 3 – Special control areas in Scheme area

Name of area	Purpose	Objectives	Additional provisions
East Wanneroo Local Development Contribution Area Precinct __	See clause 2.0 of Schedule 12.	To provide for development contributions in respect to local infrastructure, facilities and administrative items specified in Schedule 13 for East Wanneroo Local Development Contribution Areas	The East Wanneroo Local Development Contribution Areas are subject to the relevant provisions contained in Schedule 13

Additional

- The above amendment provisions are indicative only.
- The amendment is required to be lodged with the City of Wanneroo in accordance with the City's amendment process (refer link) https://www.wanneroo.wa.gov.au/info/20017/planning_and_building/141/district_planning_scheme_number_2_dps_2_and_the_scheme_amendment_process
- Information on the preparation of a Local DCP Report on costs should align with the WAPC State Planning Policy 3.6 – Infrastructure Contributions and the associated Guidelines.