

EAST WANNEROO DISTRICT STRUCTURE PLAN

PRECINCT 3 – ELLIOT ROAD

LOCAL SENSE OF PLACE STATEMENT

PLANNING FRAMEWORK

Local Planning Policy 5.3

The City of Wanneroo's Local Planning Policy No. 5.3 provides guidance for the consideration of planning proposals within the East Wanneroo District Structure Plan (DSP) area. One of its key objectives is to *"ensure the vision of the EWDSP and the City's Place Framework is achieved"*.

The Policy also contains a District Sense of Place Statement (DSoPS), which suggests

"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."

The 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.

The DSoPS concludes with the following statement and response:

"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 ..."

The Policy requires proponents to prepare a local Sense of Place statement, in consultation with the City, as part of the Local Structure Plan. Much of the information to be provided within the statement is already required (and has been included) under Part Two of the Local Structure Plan. The elements outlined herein include:

1. Local Sense of Place Statement Overview
 - a. Local Structure Plan Area
 - b. Overview of LSP Characteristics
 - c. History and Heritage
 - d. Key links to Regional Locations
 - e. Overview of Sense of Place Intent
2. Principles, Themes and Elements & Local Structure Plan Response

LOCAL SENSE OF PLACE STATEMENT OVERVIEW

Local Structure Plan Area

The Precinct 3 – Elliot Road Local Structure Plan (LSP) is located in the south-western portion of the East Wannon District Structure Plan (DSP) area, east of and abutting the existing residential suburb of Hocking.

The LSP applies to the land generally bound by Bush Forever Site: 471 to the north, Benmuni Road to the east, Lenore Road to the west and Shenton Road to the south, being the land located within the inner edge of the line denoting the structure plan boundary on the **Structure Plan Map** contained within the LSP report. The boundary of the LSP accords with that shown on the East Wannon District Structure Plan.

The LSP has a site area of 134.8576ha. The site has a high level of access, with Lenore Road on the western boundary being an Integrator Arterial Road, Benmuni Road on the eastern boundary as a proposed Neighbourhood Connector A road and Elliot Road, traversing the northern half of the Precinct from west to east, being a future Integrator Arterial Road/Rapid Transit Route. Nicholas Road, which traverses the southern half of the Precinct, from west to east, is a proposed Neighbourhood Connector B road.

OVERVIEW OF LSP CHARACTERISTICS

Environmental Features

These elements are described in more detail in section 3.1 of the Precinct 3 Local Structure Plan report.

Topography and Landform

- Topography at the site ranges between 52m Australian Height Datum (metres AHD) in the northeastern corner to 84m AHD to the southwestern corner of the site
- Based on topographic elevations this indicates that depth to groundwater varies from approximately 10m below ground level (BGL) to 44m BGL
- Soils within the site are mapped as comprising Sand derived from Tamala Limestone
- Soils at the site are predominantly identified as posing no known Acid Sulphate Soils (ASS) risk. A small area within the northeastern corner of the site is mapped as overlapping a moderate to high ASS risk area.
- The site is mapped by the City of Wanneroo as having a low cave risk.
- No known contaminated sites are located within the site or in the surrounding area.

Vegetation

- The site is located within the mapped extent of vegetation association's Spearwood 6 and Bassendean 949, and Karrakatta Complex- Central and South. The site contains approximately 32.9 ha of native vegetation
- The detailed flora and vegetation survey undertaken in spring 2024 by Ecoscape (2025) for the site identified two vegetation types:
 - BaLOF: *Banksia attenuata*, *Allocasuarina fraseriana* and *Banksia menziesii* low open forest, occupying 14.8%

- EmmlW: *Eucalyptus marginata* subsp. *marginata*, *Banksia prionotes* and *Allocasuarina fraseriana* low woodland, occupying 9.6%
- The condition of the vegetation ranged from Completely Degraded to Very Good condition, with the majority of native vegetation in Good or Very Good condition.
- No threatened flora species listed under the Biodiversity Conservation Act 2016 (BC Act) and/or under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) were recorded during the field survey.
- One Priority 2 flora, *Poranthera moorokatta*, was recorded during the field survey.
- The floristic community type (FCT) analysis indicated that both vegetation types are most likely FCT 28 - Spearwood *Banksia attenuata* or *B. attenuata*-*Eucalyptus* woodlands.
- One federally listed Threatened Ecological Community (TEC), the *Banksia* Woodlands of the Swan Coastal Plain ecological community (*Banksia* WL SCP ecological community) was mapped within site, totalling 17.9 ha (13.3%).
- The LSP proposes to retain 13.0 ha (39.5%) of native vegetation within Parks and Recreation reserve, which comprises 5.8 ha of the EmmlW vegetation unit and 7.2 ha of the BaLOF vegetation unit. The portion of this vegetation which is representative of the *Banksia* WL SCP ecological community is 9.4 ha (52.2%).
- Areas of retained vegetation in identified Parks and Recreation reserve will be subject to vegetation management, including weed control and targeted revegetation. The details of these works will be outlined within a Conservation Area Management Plan, or similar, proposed to be prepared at the subdivision stage of development.
- Based on the extent of clearing of *Banksia* WL SCP vegetation onsite, development proposals would be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The EPBC Act referral review and assessment process will allow for further assessment of impacts to *Banksia* WL SCP vegetation and for environmental offsets to be provided, where required.

Fauna

The following key elements of Terrestrial Fauna include:

- The fauna survey undertaken in February 2025 by Ecoscape (2025) recorded the following conservation listed species:
 - Carnaby's Cockatoo
 - Forest Red-tailed Black Cockatoo
 - Quenda
- One fauna habitat occurs within the survey area, described as Banksia Woodland (occupying 24.4% or 32.9 ha) with the remainder not native vegetation or cleared for rural/rural residential land uses.
- The Banksia Woodland habitat type is high-quality foraging habitat for Carnaby's Cockatoos and moderate quality foraging habitat for Forest Red-tailed Black Cockatoos, according to the Bamford scale, and high quality habitat for both species according to the Commonwealth Black Cockatoo referral guidelines habitat scoring tool.
- 95 Black Cockatoo habitat trees were recorded to have suitable diameters (>500 mm), of which 84 were Jarrah (*Eucalyptus marginata*), 5 were Tuart (*Eucalyptus gomphocephala*), 7 were dead and 2 were other.
- No trees were identified within the site as having hollows with active nests or showing previous use as a Black Cockatoo nest.
- One Jarrah was recorded within the eastern extent of Lot 40 as having potentially suitable hollows without evidence of use.
- 30 trees were classified as trees with large hollows that weren't suitable for Black Cockatoos and 64 as trees currently without large hollows.
- No known roost locations are registered within the site, with the closest recorded roost being approximately 530 m east of the site.

- The LSP proposed to retain approximately 13.0 ha (39.5%) of Black Cockatoo habitat within Parks and Recreation, which comprise of:
 - high value Carnaby's Cockatoo foraging habitat
 - moderate value Forest Red-tailed Black Cockatoo foraging habitat
 - 38 Black Cockatoo habitat trees with suitable diameter.
- Areas of retained fauna and Black Cockatoo habitat in identified Parks and Recreation reserve, will be subject to vegetation management including weed control and targeted revegetation. The details of these works will be outlined within a Conservation Area Management Plan, or similar, proposed to be prepared at subdivision stage.
- A Vegetation and Fauna Management Plan will be prepared and implemented at subdivision stage to prevent damage to fauna habitats being retained, and ensure fauna is appropriately trapped and relocate. It will also include protocols for dealing with displaced/injured animals during clearing and subdivisional works.
- Future development proposals proposing to clear Black Cockatoo habitat will require referral under the Commonwealth EBPC Act. The EPBC Act referral and assessment process will require further evaluation of impacts to Black Cockatoo and for environmental offsets to be provided, where required.

Points of Difference

Precinct 3 is regular in shape with readily defined and legible boundaries. It is neatly bound by existing and proposed green spaces to the north and east, with a lifestyle living area to the south. Existing residential development within the suburb of Hocking directly abuts the site to the west.

The elevation of the precinct, combined with its natural vegetation, creates opportunities for views over public open spaces that are retained bushland or developed spaces. The commercial centre, primary school and neighbourhood playing fields create activity, together with providing services and amenity.

The estate will also be developed to a high standard, with the proponent being one of the leading land development companies in Perth with a track record (including throughout the City of Wanneroo) for delivering leading land projects.

Existing Features to be Retained

The primary existing features to be retained are the areas of bushland identified as ‘Bush Forever Area’ on the Metropolitan Region Scheme and proposed to be reserved for ‘Parks & Recreation’ under the Local Structure Plan.

These important areas of bushland are also supplemented by additional vegetated areas to be retained in both Parks & Recreation reservations and within some of the local open spaces.

Elevation across the site will be retained, providing views to the north and north-east as identified under the DSP.

Demographic Overview

The following is the demographic overview of the area, as a key component of the LSP characteristics. Precinct 3 is situated within the Wanneroo locality and data for Western Australia is provided as a comparison.

Below is a summary table of the various elements, with further detail following on each separate component.

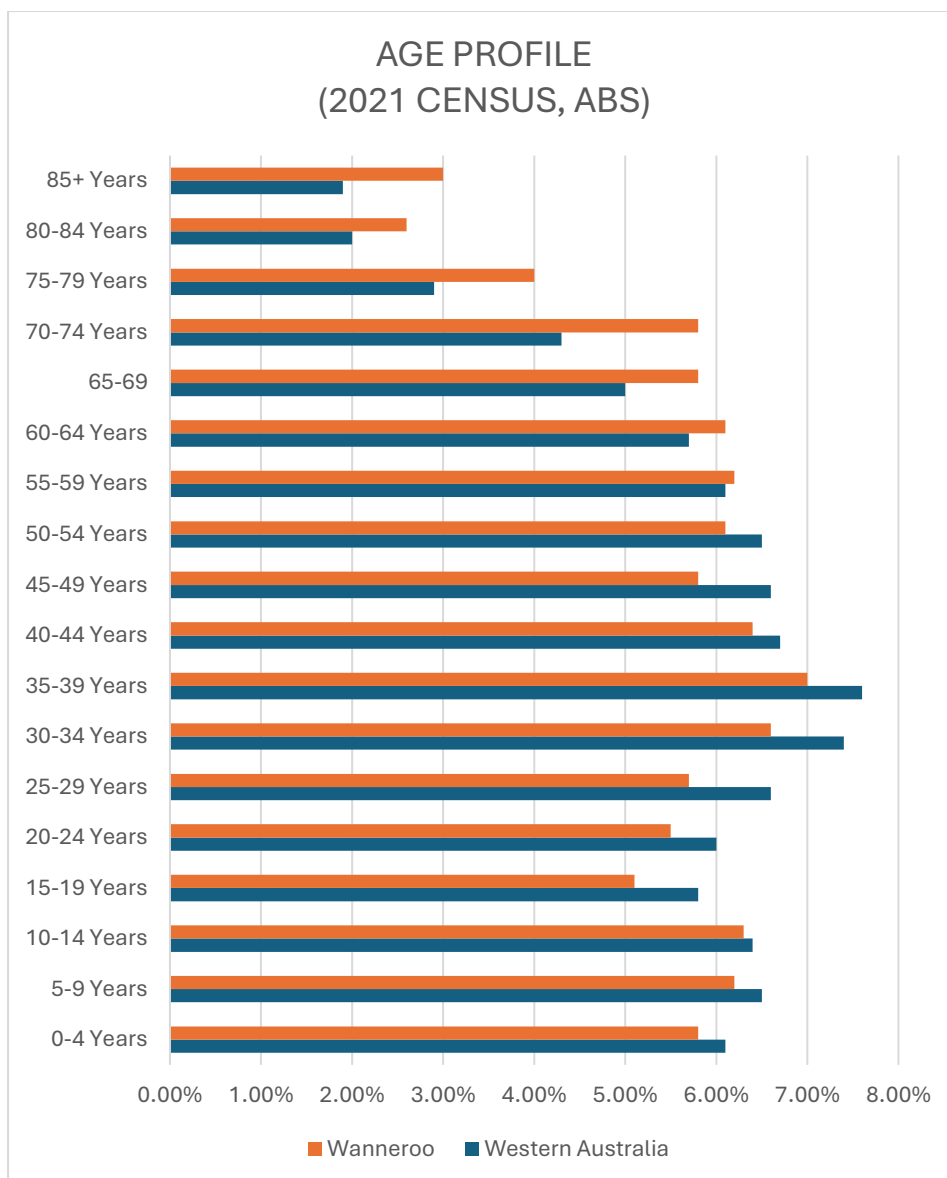
Summary Table

SUMMARY	WANNEROO	WA
Median Age	41	38
Household income	\$1,561	\$1,815
Separate houses	86.9%	79.7%
4+ Bedrooms	51.5%	44.7%
Persons per household	2.5	2.5
Family households	71.2%	71.2%

Age Profile

The following table provides the age profile for the Precinct.

AGE	WANNEROO	WA
Median Age	41	38
0-4 years	5.8%	6.1%
5-9 years	6.2%	6.5%
10-14 years	6.3%	6.4%
15-19 years	5.1%	5.8%
20-24 years	5.5%	6.0%
25-29 years	5.7%	6.6%
30-34 years	6.6%	7.4%
35-39 years	7.0%	7.6%
40-44 years	6.4%	6.7%
45-49 years	5.8%	6.6%
50-54 years	6.1%	6.5%
55-59 years	6.2%	6.1%
60-64 years	6.1%	5.7%
65-69 years	5.8%	5.0%
70-74 years	5.8%	4.3%
75-79 years	4.0%	2.9%
80-84 years	2.6%	2.0%
85+ years	3.0%	1.9%



Income

MEDIAN WEEKLY INCOME	WANNEROO	WESTERN AUSTRALIA
Personal	\$729	\$848
Family	\$1,973	\$2,214
Household	\$1,561	\$1,815

House Typologies

HOUSE TYPOLOGIES	WANNEROO	%	WESTERN AUSTRALIA	%
Separate House	3,962	86.9	769,038	79.7
Semi-detached, row or terrace house, townhouse etc	466	10.2	125,450	13
Flat or apartment	7	0.2	62,360	6.5
Other dwelling	126	2.8	5,858	0.6

BEDROOM PER OCCUPIED PRIVATE DWELLING	WANNEROO	%	WESTERN AUSTRALIA	%
None (includes studio apartments or bedsitters)	15	0.3	2,557	0.3
1 Bedroom	137	3.0	35,236	3.7
2 Bedrooms	320	7.0	121,450	12.6
3 Bedrooms	1,662	36.4	361,327	37.5
4 Bedrooms	2,352	51.5	431,241	44.7
Number of bedrooms not stated	80	1.8	12,919	1.3

Average number of people per household	2.5	2.5
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Population Density

ALL PEOPLE	WANNEROO	WESTERN AUSTRALIA
All people	12,114	2,660,026
Male	6,014	1,322,855
Female	6,100	1,337,171

INDIGENOUS STATUS	WANNEROO	WESTERN AUSTRALIA
Aboriginal and/or Torres Strait	190	88,693
Non-Indigenous	11,452	2,431,204
Indigenous status not stated	464	140,128

Please note some respondents did not choose a selection

Household Sizes

FAMILIES	WANNEROO	WESTERN AUSTRALIA
Couple family without children	1,304	272,493
Couple family with children	1,432	313,666
One parent family	554	106,035
Other family	42	10,930

HOUSEHOLD COMPOSITION	WANNEROO	WESTERN AUSTRALIA
Family Households	3,247	686,949
Single (or lone) person households	1,194	245,193
Group households	121	32,591

Summary

The statistics above show the following data for Precinct 3, in Wanneroo, in comparison to Western Australia overall.

The average age of residents, at 41 is slightly higher than the WA average at 38.

The residents are generally ageing, with a higher band of people 60 years + across all older age groups. This confirms the long-term family ownership of homes in the Wanneroo area, which is testament to the quality of life and amenity the residents enjoy.

Incomes are generally less across all categories (personal, family and household) within Wanneroo as compared to WA.

The housing typologies data shows a higher percentage of separate houses for Wanneroo, which is reflective of the growth corridor nature of the area.

Although the average number of people per household is the same for both Wanneroo and WA (at 2.5 persons per dwelling), there is a greater percentage of 4 bedroom houses in Wanneroo, which is again reflective of the growth corridor nature of the area. These typologies are anticipated to change over time as increased diversity of housing types are provided in new and developing suburbs.

Both population density/configuration and household sizes are very similar between Wanneroo and WA generally.

HISTORY AND HERITAGE

The Local Structure Plan area does not include any registered Aboriginal Heritage Sites, nor does it contain any registered European Heritage Sites.

However, the area is rich with history, given so many of the landowner families within the Precinct has lived in their homes for decades.

It was evident from the first interactions with community members that they were both well established and well connected. Sharing neighbours for decades, with children and grandchildren growing up in the area, the sense of community, support and safety were very much entrenched.

This community spirit lives on today, particularly as residents age. Neighbours looking out for neighbours and assisting each other where they can.

Many families moved to the precinct when it was a remote rural area near the Wanneroo 'outpost'. Residents talking of being able to ride horses or motorcycles across the bushland and rural areas to the beach or lakes or other parts of Wanneroo.

The land uses have changed over time, with some properties that were originally market gardens returning to natural bushland through vegetation regrowth. Other market gardens have continued and will operate up to the point of development.

Whether making a living from the land or enjoying the rural lifestyle, this little part of Wanneroo has been a special place for many families over a long period of time.

KEY LINKS TO REGIONAL LOCATIONS

Precinct 3 is one of the least complex precincts within the East Wanneroo District Structure Plan area. Its key land use planning ingredients include a primary school, retail neighbourhood centre, neighbourhood playing fields and some areas of retained bushland.

The majority of the precinct is traditional 'Suburban Neighbourhood' in nature, with a small area in the north-east corner of the LSP being 'Urban Neighbourhood' to provide increased density within close proximity of the future District Shopping Centre in Precinct 12. The retained bushland is a local point of interest, particularly along the northern boundary of site. The Precinct has the following interfaces with surrounding areas.

Northern Boundary

The Precinct contains areas of proposed Parks & Recreation reserves along its northern boundary which are supplemented by a proposed Parkland Link connecting the site to Chicquita Park to the west and ultimately Lake Gngangara to the east.

Eastern Boundary

Another proposed Parkland Link runs north-south adjacent to the eastern boundary of the Precinct, connecting Lake Badgerup and Nanovich Park in the south to Lake Jandabup in the north.

Southern Boundary

The southern boundary of the Precinct is Shenton Road. This is a currently unmade road running east-west between Lenore Road and Benmuni Road. This road reserve provides some separation to the long term (Stage 3) land in Precinct 2. Sensitive development of this reserve, potentially including a meandering road pavement, will provide a higher level of access for residents of both precincts, together with improved bushfire safety.

Western Boundary

The western boundary of the precinct is defined by Lenore Road, which is a primary north-south road corridor linking right through the East Wanneroo District Structure Plan area.

OVERVIEW OF SENSE OF PLACE INTENT

The East Wanneroo DSP describes Precinct 3 as a suburban neighbourhood. It suggests the area derives its character from the higher landform and views to the east and north-east and is carefully integrated with Parkland, as described in the preceding section.

The local community values were also described in the preceding section and have been instrumental in identifying the place principles outlined in the vision herein.

The vision for the Precinct 3 'Elliot Road' Local Structure Plan (LSP) is to create a high-quality residential enclave nestled between conservation/recreation areas to the north and east, and a rural lifestyle precinct to the south, as a sensitive extension of the existing urban areas to the west.

The Local Structure Plan has well defined boundaries with these high amenity areas. In addition, significant areas of vegetation are retained within the LSP area, together with the key ingredients of a high-quality residential environment, being:

- A Primary School
- A Neighbourhood Shopping Centre
- Neighbourhood Playing Fields, and
- Connected areas of local recreation and open space

The area is characterised by long term generationally owned rural land parcels of both an active and passive nature. Many families have lived on their properties for decades, contributing to a strong sense of place and identity. This is a well-established, neighbourly community with a number of members who wish to remain living within the project area.

Facilitating a seamless continuation of this sense of community is an important part of the vision for the project. Implementation of the vision will occur by way of the following project principles:

1. Injecting Heart – embracing and enhancing the existing strong sense of place, facilitating a connected community and meaningful relationships, where residents feel healthy, safe and happy
2. Creating A Thriving Neighbourhood – embracing leading design principles, innovation, environmental sustainability and community integration
3. Establishing a blueprint to cater for the current and future needs of residents and to respond to the demands of modern life. Connecting residents to the local and broader East Wanneroo area, providing easy access to amenities including education, employment, retail and medical facilities.

You know you are in Precinct 3 – Elliot Road because within our Local Structure Plan area...

... 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 ..."

Existing bushland is retained in parkland reserves and public open spaces, these areas are linked throughout the precinct via green streets and connect externally to neighbouring communities by parkland links.

The estate retains its elevation and views and provides activity and convenience through a commercial centre, primary school and neighbourhood playing fields. The existing church, a spiritual centre of the area, is also retained and afforded opportunities for enhancement through the structure plan design.

The design and delivery of the Precinct 3 – Elliot Road Local Structure Plan will provide an opportunity for more generations of East Wanneroo locals, and new families seeking this lifestyle, to enjoy this historic area for years to come.

PRINCIPLES, THEMES AND ELEMENTS & LSP RESPONSE

Following are the key elements for the LSoPS set out in the DSoPS, as described previously above and discussed further below.

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.

The East Wanneroo District Structure Plan states the following vision for the area, as created by the 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"

Principles, Themes and Elements

These have been described previously herein and each is closely related, so they are discussed together.

The critical factors that the community want to see reflected throughout the development include retention of the parkland areas, particularly in the northern part of the site, being those identified on the Metropolitan Region Scheme as Bush Forever sites.

Many of the long-term residents treasure these areas of bushland and fauna habitat. The LSP retains these in proposed Parks & Recreation reservations.

Similar areas of parkland, also shown on the MRS as Bush Forever sites, located on Nicholas Road, are also retained.

The existing Church has also been retained, the process for which has involved negotiations with both the City of Wanneroo and DPLH planning officers in relation to the realignment of the

proposed Integrator Arterial Road/Rapid Transit Route. This route is now proposed to follow the current Elliot Road alignment, rather than deviating through the Church site (and other properties) as depicted on the DSP.

The area is characterised by long term generationally owned rural land parcels of both an active and passive nature. Many families have lived on their properties for decades, contributing to a strong sense of place and identity. This is a well-established, neighbourly community.

The elevation of the precinct, combined with its natural vegetation creates opportunities for views over public open spaces that are retained bushland or developed spaces. The commercial centre, primary school and neighbourhood playing fields create activity, together with providing services and amenity.

The East Wanneroo DSP suggests the area derives its character from the higher landform and views to the east and north-east and is carefully integrated with Parkland, as described in the preceding section.

The local community values were also described in the preceding section and have been instrumental in identifying the place principles outlined in the vision, being to create a high-quality residential enclave nestled between conservation/recreation areas to the north and east, and a rural lifestyle precinct to the south, as a sensitive extension of the existing urban areas to the west.

The Landscape Masterplan attached at Appendix 6 of the LSP report details the unique design elements to be integrated into the landscape. Public art will be considered at the time of development in consultation with the City of Wanneroo.

The proposed Local Structure Plan for Precinct 3 – Elliot Road contributes to achieve the vision for East Wanneroo, as outlined in the DSP, by having a robust design that will offer housing and lifestyle choice for all generations, by protecting areas of natural flora and fauna, by providing links between key local amenity assets both within and external to the precinct and by celebrating the local historic and cultural values of the place.

Moreover, 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.