

Submission Number	Submitter and Address	EWDSP Precinct	Summary of Submission	Response	Recommended Modification
001		12	<p>Objects to the widening of Sydney Road where it abuts the lifestyle village. The road should remain two lanes with a roundabout at the intersection of Lakelands Drive and Sydney Road. The road traversing north can then be widened to four lanes.</p> <p>Request a speed limit reduction to 60km/h to slow down vehicles approaching the village residents.</p>	<p>Not supported. Traffic modelling undertaken for the draft DSP identifies that traffic volumes anticipated for Sydney Road necessitate it being upgraded in the long term to arterial standard. The design of the intersection of Lakelands Drive onto Sydney Road will be considered in more detail at the appropriate time when finer grain investigations can be given to the turning movements at this intersection.</p> <p>Sydney Road is under the care and control of the City of Wanneroo and the request for a reduction in its speed limit has been referred to the City for its consideration.</p>	No change
002		No reference to a particular precinct	The submitter is supportive of the opportunities the East Wanneroo District Structure Plan will provide.	Noted	No change.
003		7	Supportive of development in East Wanneroo as it is long overdue. The proposed railway line will reduce dependency on cars. Previous land use as market gardens is no longer viable due to water issues.	Noted	No change
004		20	Supportive of the development of local land and creation of jobs and communities.	Noted	No change
005	Western Power	24	<p>The structure plan and subsequent processes must protect the transmission line corridor and associated assets. Western Power requests the following provisions to be added to the draft DSP:</p> <ul style="list-style-type: none"> • Provision of Section 70A Notifications on all proposed lots adjoining the existing Western Power registered easements. • All development shall be designed and constructed to protect Western Power infrastructure. • No development (including fill, fencing, storage or parking) will be permitted within Western Power registered easements without the prior written approval of Western Power. 	Not supported. The issues raised by the submitter are all standard matters which are best addressed at the local structure plan and subdivision stages.	No change.
006		All	<p>Clearing of land for urban purposes in East Wanneroo contributes to climate change and impacts on flora and fauna.</p> <p>The focus should be on land already cleared for urban development before proceeding to clear further areas unnecessarily.</p>	<p>Not supported. The key environmental provisions proposed in the Draft EWDSP include:</p> <ul style="list-style-type: none"> • Provision of a district level 'Parklands' network, which affords protection for regionally significant environmental values. This network has been defined based on existing environmental protection mechanisms (such as Metropolitan Region Scheme (MRS) 'Parks and Recreation' reserves, Bush Forever sites and Conservation Category Wetlands), in addition to 'high priority areas for further investigation' identified in the EAS (which have been defined • based on the potential occurrences of the SCP 20a threatened ecological community). • Opportunities for additional conservation outcomes to be achieved at the local structure planning stage, through the provision of local public open space (POS) and specifically local conservation POS. 	No change

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				<ul style="list-style-type: none"> Proposed future rehabilitation of wetland foreshore areas adjacent to future urban development, with a focus on rehabilitating 'Pinjar' complex vegetation. Proposed stormwater management strategy for future urban land uses which accommodates wetlands as part of the overall water balance planning in managing stormwater from major rainfall events. <p>The Environmental Assessment carried out as part of preparing the draft DSP identified there are 1710ha of native vegetation currently within the area. 74% of this is already protected in Park and Recreation reserves and/or Conservation Category Wetlands.</p> <p>The draft DSP will result in an increase in the amount of land identified as Parks and Recreation reserves under the MRS, which will increase the percentage of native vegetation formally protected to approximately 80%. The creation of local open spaces through local structure planning process will further add to this protection. An Assessment of Proposed Environmental Outcomes arising from the draft EWDSP was carried out by Emerge Consultants and concluded that the draft plan provides a sound basis for achieving biodiversity conservation outcomes for key environmental values across the area.</p>	
007		22	The submitter wants to find out how is his property affected by the EWDSP, whether he will be forced to move out, and if he will be compensated.	Noted. The subject site is situated within Precinct 22 - Hawkins Road, which is to remain a rural area with opportunities for low impact tourism and recreational activities. As such, the EWDSP does not foresee a change to rural uses, other than to provide for a small-scale leisure destination that capitalises on the lakefront amenity and rural character. The submitter has been advised accordingly.	No change.
008		No reference to a particular precinct	Structure Plan does not reference Wanneroo Cycle Plan (WCP) and the aim of the plan. Request to incorporate section 5.4 of the WCP to the areas beyond the East Wanneroo plan.	Supported. The City of Wanneroo Cycle Plan seeks to include cycling infrastructure requirements into transport assessments of new development applications. The information contained in the Plan will be relevant for consideration as part of preparing LSPs.	Add the following to the end of the first paragraph of 6.3.5 in Part 2: "As part of the preparation of local structure plans, consideration should be given to the guidance contained in the City of Wanneroo Cycle Plan."
009		11	Opposed to the EWDSP as it does not take into consideration the previously prepared 2011 plan.	Not supported. The 2011 East Wanneroo Structure Plan has been superseded by the work underpinning the more recent <i>North-west Sub-regional Planning Framework</i> (NWSRPF) published by the State Government in 2018. That document	No change.

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			The area between Ocean Reef Road and Golf View Place should remain Special Rural and should be linked to the Special Rural to the west of Badgerup Road and remain part of a wildlife corridor to the east including Lake Gnangara then north through the lakes chain to Yanchep.	identifies the Precinct 11 and 20 areas for Urban Expansion. These areas are considered capable of supporting development and represent a logical rounding-off of the urban front. The submitter's suggestion about linking Precinct 11 with areas to the west is to some extent already reflected in the draft DSP through the Parkland Link shown running westward through the southern portion of P11, around the southern edge of the Lake Badgerup reserve and then northward adjacent to Benmuni Road.	
009.1		11	The submitter raises a broad range of sustainability concerns relating to building design, loss of bushland, the importance of infrastructure, compulsory purchase and compensation.	Noted. The draft DSP is a high level strategic planning document and therefore does not attempt to provide detailed guidance on building design. It does however, set out Planning Outcomes for all of the key strategic elements that constitute the DSP. These reflect best practice and give effect to the WAPC's suite of planning instruments. Compensation is available to property owners who are directly affected by new reservations, for roads, parks and recreation and high school sites at a district level. Precinct Development Contribution plans will outline compensation for items at local level. An established valuation process is in place to determine the value of the property through an independent valuation and to make an offer of compensation, on a case by case basis.	No change.
010		7	The submitter is supportive of the East Wanneroo District Structure Plan.	Noted.	No change.
011	Department of Mines, Industry Regulation and Safety (DMIRS)	10, 21, 23, 24, 25, 26, 27 and 28.	DMIRS notes that the DSP area is endowed with significant basic raw material (BRM) resources which are identified and protected by SPP 2.4. It further notes the draft DSP appears to address DMIRS main concerns regarding the potential sterilization of the area's sand resources and DMIRS maintains a strong preference for sequential land use planning in the area.	Noted.	No change.
011.1		10, 21, 23, 24, 25, 26, 27 and 28.	EWDSP Map 2.2 shows 'sites external to Significant Geological Supplies'. DMIRS notes two new mining tenements are in place since the map was produced and Extraction sites within these tenements will require buffers as per the <i>Environmental Protection Act 1986</i> guidelines.	Noted.	See modifications recommended in response to submission 258.
012		7	Opposed to a proposed waste water pump station in Parklands and a 150m no-build buffer into the submitter's property. The buffer area is prime real estate overlooking the lake, which the submitter contends will not be fairly compensated.	Supported in part. The Engineering Servicing Report (ESR) prepared to support the EWDSP summarises the Water Corporation wastewater planning information and provides indicative locations and sizing of wastewater pump stations. It identifies Jandabup PS 'A' as the future main wastewater station, requiring an area of approximately two hectares, with an odour buffer of 150 metre radius. It is noted the submitters property may be affected by an odour buffer.	Modify Figure 1.1 and 2.2 Existing Land Use Buffers to identify the approximate location of Jandabup PS 'A', as being immediately south of Lake Mariginiup.

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				<p>The location identified immediately west of Lake Mariginiup, represents the optimal position for this pump station based on the information available when the ESR was prepared. More recent discussions between the Water Corporation and development proponents in the area have identified a viable location for this pump station immediately south of Lake Mariginiup. It is therefore appropriate for the EWDSP to reflect the most up to date thinking for the positioning of this important component of infrastructure and for this to be reflected in Figure 1.1.</p> <p>Part 2 Section 7.2 Wastewater discusses the proposed pump station however, a location is not identified in the EWDSP maps. Therefore, the approximate location should be identified on Figure 1.1 and 2.2.</p>	
013		No reference to a particular precinct	The DSP should introduce measures for energy and water self-sufficiency in developments by means of renewables or passive solar design and recycled sewerage water.	Noted. The draft DSP has been prepared in accordance with WAPC's suite of planning documents which do not require developments to be self-sufficient at this point in time.	No change.
013.1		No reference to a particular precinct	Consideration to be given for school grounds, including sporting facilities, being used for community purposes outside school hours.	Supported. The draft DSP encourages this type of usage. See paragraph 6.2.2 in Part 2.	No change.
013.2		No reference to a particular precinct	Measures being included to encourage vertical farming (mushrooms)/community gardens.	Noted. The draft DSP does not rule out this possibility, but the WAPC's suite of planning documents do not identify a particular position on this.	No change.
014		7	There is a need for new servicing infrastructure as current infrastructure is old and requires upgrading. No sewerage or mains water in the area.	Support. Preparation of a Local Structure Plan for each precinct will identify servicing requirements and how these are to be implemented.	No change.
015		7	A comprehensive public transport system and major arterial roads should be established at an early stage to address traffic through Caporn Street/Franklin Road.	Support. Paragraph 5.1 in Part 1 of the EWDSP makes traffic impact assessments a requirement of all local structure plans. The purpose of the TIA is to identify the improvements to the road network needed to accommodate the increase in traffic anticipated.	No change.
015.1		7	Encourage the establishment of a commercial/industrial hub at an early stage to create local jobs, mitigate traffic, and improve quality of life for residents.	The EWDSP identifies employment areas in Precincts 23 and 24 but these are unlikely to be developed in the short term. The neighbourhood centre identified in Precinct 15 is expected to start offering commercial and community services in the short to medium term as new residential areas are established in the structure plan area.	No change.
015.2		7	The EWDSP should provide definite timelines for the urbanisation so residents can plan their relocation. Developers should be facilitating relocation of residents by providing timely funding and other flexible arrangements.	Support in part. The staging and timing outlined in the EWDSP is based on known constraints and the associated planning processes to allow for development. The DSP acknowledges that these timelines are dependent on the performance of the WA economy. In this context it would be inappropriate to impose specific timeframes for development.	No change.

015.3		7	There should be a standard purchase fee for all properties in EW regardless future use.	<p>Not supported. Compensation is available to property owners who are directly affected by new reservations, for roads, parks and recreation and high school sites at a district level. Precinct Development Contribution plans will outline compensation for items at local level.</p> <p>An established valuation process is in place to determine the value of the property through an independent valuation and to make an offer of compensation, on a case by case basis. The WAPC publication <i>Your property and the planning system</i> explains a landowner's rights to compensation in relation to land reserved under the MRS.</p>	<p>Add the additional heading and text to the end of Part One Section 2.2.1 Region Scheme Amendments as follows:</p> <p><i>Acquisition and Compensation The processes whereby the WAPC acquires land and compensates landowners affected by reservations created through the MRS is explained in the publication: Your property and the planning system – region schemes and is available on the WAPC's website.</i></p>
016		9	Support the EWDSP in principle. The submitter requests to allow subdivision of their property in Precinct 9 to 1 or 1.5 acre lots, which retains the rural character and is in keeping with the size of blocks across the street in Banksia Grove. A similar approach to Bebich Drive could be looked at. Drainage can go into the lake.	Not supported. The draft DSP takes its lead from the NWSRPF in terms of the broad land uses considered suitable for East Wanneroo. Precinct 9 is identified in the NWSRPF for retention as a rural residential area. Whilst it is acknowledged it could be redeveloped as a Special residential area similar to Precinct 2, on balance retaining it in its current subdivisional form provides a well-defined edge to future urban areas, preserves the locality's strong landscape characteristics and contributes to the diversity of housing choice within the DSP area.	No change.
016.1		9	The City approved a childcare centre in Banksia Grove across the street (outside the EWDSP area) with access from Greenvale Place, which increases traffic and decreases rural character.	Noted. The childcare centre is outside of the EWDSP study area.	No change.
016.2		9	The proposed population increase in the surrounding area is of concern as it will lead to increased crime rates.	Not supported. The DPLH is not aware of any comparable research which supports this view.	No change.
017		12	Submitter agrees with the East Wanneroo District Structure Plan.	Noted	No change.
017.1		12	Does not agree with the timeframe proposed for Precinct 12 which lies within the Stage 2 area of the DSP.	Not supported. The draft EWDSP establishes the expectation that development will proceed through the extension and sequential rollout of existing water and wastewater and power services from the western edge of the structure plan area pushing east from the existing suburbs. This is considered to be the most cost-effective scenario for infrastructure provision, particularly water and wastewater services. The Water Corporation supports the intent and proposed direction of the development front and the broad sequencing of land development depicted on the 'Staging Plan' (Fig 1.16).	No change.

				<p>In terms of reticulated water, the structure plan area will be serviced from the Wanneroo Reservoir tank site located on Steven Street in Wanneroo. There is some limited capacity to service new development from existing infrastructure in the western and southern parts of the structure plan area. In terms of wastewater, there is also residual capacity available along the western margins of the structure plan to accommodate approximately 5,000 lots in the Stage 1 areas south of Neaves Road.</p> <p>Two other factors influence the sequencing of development shown in Figure 1.16. the first is water management and the second is the confirmation of the vertical and horizontal alignments and station locations along the proposed East Wanneroo Rail Link. The Stage 1 areas of the structure plan can proceed without the need for comprehensive district-wide measures having been put in place to manage the issue of rising groundwater levels through the central areas of the structure plan. Stage two and three areas on the other hand will not be available for development until those measures have been implemented.</p> <p>Similarly, until the further investigations have been completed by MetroNet to confirm the alignment and reservation requirements of the EWRL, it will not be possible for local structure plans to be finalised for most of the Stage 2 precincts. The broad timing and sequencing of development shown on Figure 1.16 is therefore considered to be a pragmatic representation of the likely rollout of development across the structure plan area.</p>	
018		21	Supportive of the draft EWDSR. Precinct 12 and the proposed Gwangara Station should be developed immediately to encourage development within surround precincts and reduce traffic congestion on the surrounding road network.	Noted. Refer to response to Submission 017.1.	No change.
018.1		19	Lake Gwangara should be considered as a character area, particularly the western edge, which will provide opportunities for tourism, recreation and leisure, attracting tenants from the industrial/commercial area.	Not supported. Precinct 19 represents an area mostly reserved as Parks and Recreation with limited development potential. A parkland link is proposed along the western edge of Lake Gwangara providing a strong character element and allowing for connectivity throughout the structure plan area.	No change.
018.2		21	<p>Bush Forever 326:</p> <ul style="list-style-type: none"> - Consideration should be given to amend the local scheme zoning (General Rural) to allow splitting of 10 acre properties to 5 acre properties. The land has been previously cleared and invasive plant species (e.g. pine trees) have been introduced that draw water from the water mound and are a fire hazard. - Consider subdivision of crown land for urban purposes. This is currently used for 4wd vehicles and illegal dumping. 	Not supported. The North West Sub-Regional Planning Framework identifies the submitter's land as a Planning Investigation Area situated within Bush Forever (BF) 326. The Preliminary Environmental Assessment of Planning Investigation Areas identifies the rural properties within BF 326 as supporting large patches of intact remnant vegetation. The environmental significance of existing vegetation warrants protection at the district structure plan level. Further development of this land is not considered appropriate and should therefore remain General Rural.	No change.

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				The district structure plan is not the appropriate mechanism for addressing illegal dumping and the use of prohibited vehicles. These matters are managed through the City of Wanneroo's bylaws.	
019		21	Same as submission 018, 018.1 and 018.2.	Refer to response to submission 018, 018.1 and 018.2.	No change.
020		12	The long implementation timeframe is of concern to landowners aiming to fund their retirement from land development. To alleviate this concern, major utility service providers should publish their 10 year head works programme, so that residents can be informed when services will become available and development can occur.	Noted. The draft DSP sets out in Section 7 (Part 2) the most up to date information available on the programme for providing utilities within the area. The approximate timing for development across the DSP area is shown in Figure 1.16 and the rationale for this is explained in response to submission 017.1.	No change.
021		2	The Special Rural area provides for a unique lifestyle and a bridle area for horses. The City has assured on numerous occasions that the zoning will not change. If the proposed Special Residential Area proceeds, many properties will be negatively affected by land resumption and traffic.	Not supported. The North West Sub-Regional Planning Framework identifies land within Precinct 2 as a Planning Investigation Area allowing for further detailed planning to be undertaken before urban development can take place. The EWDSP has investigated the environmental attributes, infrastructure, servicing and movement networks and concluded the precinct is suitable as a special residential area where the minimum lots size proposed of 2,000sqm is capable of maintaining the existing rural character.	No change
021.1		2	Benmuni Road was originally planned to connect to Mary street to the south and was constructed with a 5m wider verge on its eastern side.	Noted. The EWDSP provides an indicative road alignment for the extension of Benmuni Road southwards to ensure full connectivity with the Mary Street Precinct and to address bushfire risks. It should be noted the alignment and necessary width of the road reserve will be more precisely defined at Local Structure plan stage.	No change
022		2	Opposed to the proposed neighbourhood connector through Precinct 2.	Supported. A review of the predicted traffic movements through and in the vicinity of Precinct 2 has identified that a north-south neighbourhood connector through this precinct is not necessary. A more optimal network for this area can be achieved by providing a neighbourhood connector through Precinct 1 connecting Benmuni Rd with Lenore Rd such that a fourway roundabout can be provided on Lenore Rd at the point where it intersects with Kemp St.	Amend Figures 1.1, 1.3, 2.9 and 2.12 to remove neighbourhood connector through Precinct 2 and replace with an east/west neighbourhood connector through Precinct 1 aligned with Kemp St. Amend Section 8 (Part 2), Precinct 2 Bebich Drive by deleting the final bullet point under Local Structure Plan Requirements.
022.1		2	The area zoned Special Rural provides for a unique lifestyle and should be preserved. Opposed to any rezoning of the area.	Refer to response to Submission 021.	No change

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023		2	Oppose to the EWDSP because it will affect the character of the area zoned Special Rural, and cause loss of property, traffic and noise.	Refer to response for Submission 021.	No change
024		6	<p>The land should be excluded from the EWDSP as it is zoned Urban, and its planning is currently progressing by means of an amendment to the City's DPS 2 and the preparation of a Local Structure Plan.</p> <p>Alternatively, it is proposed that the land forms its own stand-alone precinct and be excluded from the EWDSP pre-development criteria. Developer contribution requirements are not necessary in this instance given private agreements will be applied.</p>	<p>Support. The Western Australian Planning Commission rezoned the land from Urban Deferred to Urban under the Metropolitan Region Scheme (MRS) - in 2018.</p> <p>Whilst the land is currently zoned Rural Resource under the City of Wanneroo District Planning Scheme 2 (DPS2), the submitter is preparing a Local Structure Plan to initiate rezoning under the City's DPS2. The submitters request to be excluded from the EWDSP is considered acceptable.</p> <p>A similar situation arises in respect of Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road where these lots were rezoned Urban Deferred prior to MRS 1308/41 and are now Urban under the MRS. Because of their advance stage of planning these lots should also be removed from the EWDSP area.</p>	<p>Remove Lots 12, 36 and 38 Caporn Street from the East Wanneroo District Structure Plan.</p> <p>Whilst this submission is in respect to these lots, the DPS2 amendment relates to Lots 1, 2, 7, 12, 13, 36, 37 and 38. Therefore, all these lots will need to be removed from within the DSP boundary.</p> <p>Amend the Dwelling target for Precinct 6 in Section 4 (Part 1) from 3,500 to 3,100.</p> <p>Remove Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road from the East Wanneroo District Structure Plan area.</p> <p>Amend the Dwelling target for Precinct 5 in Section 4 (Part 1) from 2,000 to 1,900.</p>
024.1		6	The submitter does not support Landscaped Boulevard - Figure 1.13 because it is a notional representation of one possible solution and depicts a wider road reservation than is required by Liveable Neighbourhoods.	Not supported. The lakes and areas of remnant vegetation are strong defining elements of the natural character of East Wanneroo. The Vision for the area created by the Community Reference Group identifies the opportunity to link these features up. The Parkland Links explained in the DSP represent the mechanism for implementing this. In some cases, this would most pragmatically be achieved by utilising wider road reserves, as shown in Figures 1.12 to 1.14.	No change.
025		21	The submitter supports the rail option running through the district. Precinct 12 and the Gnangara Station should be developed as a priority, to encourage development within surrounding precincts and decrease congestion on the Joondalup rail line and surrounding arterial roads.	Refer to response for submission 017.1.	No change.
025.1		21	Built form in district and neighbourhood centres should be increased to allow more residents in the area and take advantage of the public transport options.	Not supported. Section 3.1 District Centre of Part 1 discusses the proposed residential density and built form for the District	No change.

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				Centre. These were developed in accordance with Liveable Neighbourhoods and State Planning Policy 4.2 Activity Centres. It is anticipated built form will be high density within and immediately adjacent to the district centre, optimising on the walkable catchments of centres. This will be delivered through appropriately scaled buildings, consisting predominately of multiple dwellings.	
025.2		21	Same as submission 018.1	Refer to response for submission 018.1.	No change.
025.3		21	Same as submission 018.2.	Refer to response for submission 018.2.	No change.
025.4		25	Precinct 25 - Future investigation area could be a major shopping centre with restaurants and bars to bring employment in the area.	Noted. Precinct 25 - East Gnangara is identified as a Planning Investigation Area and ear marked for potential urban use post-2051. Further investigations will be conducted close to the time when this area might be needed for development.	No change
026		5	The draft EWDSP is well done.	Noted.	No change
026.1		5	The proposed rail line should be included within the primary distributor and not through East Wanneroo.	Noted. The selection of the rail alignment through the DSP was undertaken by way of a multi-criteria analysis which considered a number of possible options. The preferred option, as shown in the draft DSP, scored highest against the criteria used. Whilst the alignment through the DSP area is preferred, the draft DSP also identifies an alignment utilising the Whiteman Yanchep highway reserve as the PTA's original concept. Further investigations will be undertaken by the PTA to confirm to the final alignment.	No change.
026.2		5	Franklin Rd, Lenore Rd, Townsend Rd and Neaves Rd need to be upgraded to four lanes only. Franklin Rd and Caporn St should have a speed limit of 70km/h and not 80km/h as they do now.	Noted. A number of roads within the DSP are will require upgrading as urbanisation progresses. The number of lanes and design speeds for these will be determined through more detailed traffic modelling and impact assessments.	No change.
026.3		5	Rural residential is the most suited form of development in East Wanneroo. The submitter requests that the planning framework provides for subdivision of her 4 acre property to three 1 acre blocks.	Not supported. Rural residential subdivisions are a relatively inefficient use of land and are more costly to service. It is generally at odds with the concept of compact, well connected, walkable neighbourhoods.	No change.
027		11	Submitter requests Precinct 11 Lakelands is classified as Special Residential, similar to Precinct 2. The area is similar in character and lot configuration. Special residential will provide for a transition from the service commercial and future urban areas to the north. Precinct 11 has retained most of its natural remnant vegetation.	Not supported. The more detail investigations carried out as part of preparing the draft DSP (see the background document "Preliminary Environmental Assessment of Planning Investigation Areas") identified Precinct 2 having patches of vegetation potentially representative of the <i>SCP 20a Banksia attenuata woodlands over species rich dense shrublands</i> (SCP 20a) TEC, as well as	No change.

				<p>being representative of the <i>Banksia Woodlands of the Swan Coastal Plain</i> (SCP) TEC, high quality foraging habitat for CBC and FRTBC, and the Karrakatta – Central and South vegetation complex.</p> <p>Whilst Precinct 11 also contains several dispersed patches of the Karrakatta – Central and South vegetation complex, these are markedly smaller than those in Precinct 2 and their environmental significance is therefore less.</p> <p>The description contained in Section 8 (Part 2) of the draft DSP for Precinct 11 sets out a requirement for a LSP to provide for the graduation of residential density from higher in the north to lower in the southern part of the precinct. This response is intended to be reflective of the larger concentrations of remnant vegetation and stronger landscape values to be found in the southern parts (south of Lakeland Drive) of Precinct 11.</p>	
027.1		11	Supportive of the draft EWDSP staging.	Noted.	No change.
028		11	It is requested that precinct 11 is changed to a transition area as contemplated by MRS 1308/41 and the 2011 East Wanneroo Structure Plan, and classified as Special Residential. This will contribute to protection of the urbanised areas from the Ocean Reef Rd noise, and retention of habitat for Carnaby cockatoos. Precinct 11 has more pristine vegetation and landscapes than other precincts.	Refer to response for submission 027.	No change.
028.1		11	Supportive of the draft EWDSP staging.	Noted.	No change.
029		11	Same as submission 028	Refer to response for submission 027.	No change.
030		11	Same as submission 028	Refer to response for submission 027.	No change.
031		1	The land is bush forever and is shown in the draft EWDSP as <i>Parkland (subject to confirmation)</i> . At the moment, bush forever land is undesirable to developers as it can only be used for conservation/passive recreation. It is the submitter's view that retained vegetation is of significant value to future communities. It is questioned however, how to reflect this to the value the property has to developers.	<p>Noted. The East Wanneroo District Structure Plan provides for a network of parklands, identifying potentially new areas to be reserved for Parks and Recreation, subject to confirmation. Figure 2.13: Parklands identifies the subject lot as Bush Forever subject to negotiated planning outcomes.</p> <p>Paragraph 6.4.3 in Part 2 of the draft DSP explains this allows for further investigations into the value of the existing vegetation and ultimately determine whether through the preparation of a Local Structure Plan, these areas can be incorporated into cohesive and functional neighbourhoods.</p>	No change.
032		2	Supportive of the planning intentions of the EWDSP, the proposed transport corridor and associated development density adjacent to stations.	Noted.	No change.
032.1		2	Concerned the EWDSP does not address the preservation of bushland and habitat.	Refer to response for Submission 006.	No change.
032.2		2	Opposed to urbanisation and removal of Rural Living zoning as identified on previous structure plans prepared.	Refer to response for Submission 021.	No change.

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032.3		2	Submitter questions the dwelling targets identified for Precinct 2 and how the planning outcomes outlined for the precinct, in particularly suburban neighbourhoods can be achieved.	<p>Not supported. The EWDSP identifies a dwelling target of 15 dwellings per gross hectare. The gross hectare figure is based on the area of land likely to be zoned Urban in the future but excluding land likely to be reserved under the Metropolitan Region Scheme. The 15 dwellings per gross hectare figure is derived from an earlier WAPC publication: "Directions 2031 and Beyond" and has been incorporated into the more recent publication: "North-west Subregional Planning Framework" (March 2018).</p> <p>The preparation of a local structure plan for Precinct 2 will be required to incorporate all the requirements set out for this Precinct in the DSP.</p>	No change.
033		11	Same as submission 28	Refer to response for submission 027.	No change.
034		11	Same as submission 28	Refer to response for submission 027.	No change.
035		11	Same as submission 27	Refer to response for submission 027.	No change.
036		11	Same as submission 28	Refer to response for submission 027.	No change.
037		11	Same as submission 28	Refer to response for submission 027.	No change.
038		22	The applicant contends that due to the EWDSP, he will be forced to move. Rural areas should be protected for future generations, therefore the Hawkins Road precinct should remain as is, to protect the waterways and fauna and not to be polluted by industrial waste and major roads.	<p>Support in part. The North West Sub-Regional Planning Framework identifies the land within Precinct 22 as Urban Investigation allowing for further detailed planning to be undertaken.</p> <p>The EWDSP investigated the impacts, risks and management of groundwater resources along with land use transition to Lake Jandabup, an existing Parks and Recreation reserve. It is acknowledged the precinct is characterised by rural activities with portions affected by a public drinking water supply area.</p> <p>The characteristics of the area are suitable for tourism opportunities through enhancement of the foreshore environment and retention of existing vegetation. The rural living aspect is to be retained, dwelling targets identified for the structure plan do not anticipate any increase in residential development in the precinct.</p>	No change.
038.1		22	Due to the EWDSP, flora and fauna currently being protected by rural properties, is going to be destroyed due to development.	Refer to response for submission 032.1	No change
038.2		22	Proposed industrial area over the Gngara drinking water mound will be polluted as a result of industrial waste. The waterways should be protected and not polluted by waste and major roads.	Support in part. Further investigations conducted since the draft DSP was published recommends that Precinct 23 be shown for Employment and that the uses permitted are to be compatible with the Priority Drinking Water Protection Area P3* status of the area an in accordance with Water Quality Protection Note 25.	<p>Amend Section 6.6 (Part 2) Industrial Investigation North, 2nd paragraph to read as follows:</p> <p><i>"Overall the location of the site suggests that it may be suitable to act as an employment area complementary to the</i></p>

					<p><i>Neerabup Industrial Area. Analysis conducted for the City of Wanneroo's Employment Lands Study, however, indicates it is likely to be a long-term strategic asset. A substantial portion of this area is currently designated as a P1 Public Drinking Water Source Area. The EWDSPP provides for this to be reclassified as P3* and that the employment uses will be compatible with Water Quality Protection Note 25."</i></p> <p>Remove the word industrial from the final paragraph.</p> <p>Amend Section 6.6 (Part 2) Industrial Investigation Area East by adding the following sentence after the words <i>highest and best use of the site</i>: <i>"A substantial portion of this area is currently designated as a P1 Public Drinking Water Source Area. The EWDSPP provides for this to be reclassified as P3* and that the employment uses will be compatible with Water Quality Protection Note 25."</i></p> <p>Reword the start of the next sentence to: <i>"The precinct is strongly positioned"</i></p>
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					<p>Add the following words to the end of the section titled Service Commercial development ...:</p> <p><i>“A small portion of the eastern part of this area is currently designated as a P1 Public Drinking Water Source Area. The EWDSP provides for this to be reclassified as P3* and that the employment uses will be compatible with Water Quality Protection Note 25.”</i></p> <p>Amend the Local Structure Plan requirements for Precinct 22 to include an additional bullet point:</p> <p><i>“new uses proposed within the precinct are to be compatible with Water Quality Protection Note 25.”</i></p> <p>Amend the titles for Precincts 23 and 24 in Section 8 (Part 2) to read: Eastern Employment Area and Pinjar Employment Area respectively.</p> <p>Amend the first bullet point under Local Structure Plan requirements for Precinct 23 to read:</p> <p><i>“The Eastern Employment Area is a long term strategic asset where future employment uses will need to be compatible with Water Quality</i></p>
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					<p>Protection Note 25 and the suburban neighbourhoods to the west."</p> <p>Change the word <i>Industrial</i> in bullet point 4 to <i>Employment</i>.</p> <p>Amend the first bullet point under Local Structure Plan requirements for Precinct 24 to read: "the precinct is suitable for employment uses compatible with Water Quality Protection Note 25."</p> <p>Replace the word <i>Industrial</i> with the word Employment in the last bullet point under Local Structure Plan requirements in Precinct 24.</p>
039		No reference to a particular precinct	Declining number of Carnaby Black Cockatoos in the last decade. Vegetation including mature trees, need to be retained to provide food and roosts for Black Cockatoos and other fauna.	Refer to response for submissions 006 and 032.1	No change
040		2	No need to put a road through Precinct 2, from Mary Street to Nicholas Roads, as it will mess up the area.	Refer to response for submission 022	Refer to modification recommended for submission 22.
041		11	Same as submission 28	Refer to response for submission 027.	No change
042		11	Same as submission 28	Refer to response for submission 027.	No change
043		11	Same as submission 28	Refer to response for submission 027.	No change
044		11	Same as submission 28	Refer to response for submission 027.	No change
045		2	In support of the Special Residential area in Precinct 2.	Noted.	No change.
045.1		2	The area should be included in Stage 1, not Stage 3.	<p>Not supported. The staging and timing outlined in the EWDSP is based on known constraints and the associated planning processes to allow for development. The DSP acknowledges that these timelines are dependent on the performance of the WA economy. In this context it would be inappropriate to impose specific timeframes for development.</p> <p>In the case of Precinct 2, it is anticipated that the further subdivision of the precinct will be slow given the level on investment in the housing stock and associated buildings such as sheds and equestrian facilities.</p>	No change.

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045.2		2	Object to the proposed neighbourhood connector going through the precinct as this will destroy the area's character.	Refer to response for submission 022.	Refer to modification recommended for submission 22.
046		2	In support of the EWDPS and the Special Residential area in Precinct 2.	Noted.	No change.
046.1		2	Object to the proposed neighbourhood connector going through the precinct, as: a) it will result in high traffic and disruption of the rural character, b) it is not sensitively located with regard to existing roads and lot boundaries, c) it will generate fire risk and excessive noise d) there is no need to provide a north-south axis through the area.	Refer to response for submission 022.	Refer to modification recommended for submission 22.
046.2		2	Object to the area being included in Stage 3 as this may prohibit the area being developed before then. It is supported that area can be developed in the next 5 to 10 years.	Refer to response for Submission 045.1	No change
047		2	In support of the <i>Special residential area</i> .	Noted.	No change
047.1		2	Do not support the neighbourhood connector going through the area, a lot more thought should be put towards this road.	Refer to response for submission 022	Refer to modification recommended for submission 22.
047.2		2	The area should be included in Stage 1.	Refer to response for Submission 045.1	No change.
048		2	Same as submission 047	Refer to response for Submission 047	No change.
049		6	Property values have been depressed because of the EWDSP. The submitter wants to subdivide his property.	Noted. The EWDSP provides the opportunity for the subject land to be subdivided following preparation of a Local Structure Plan.	No change.
050		12	Development has progressed to the north and east of the structure plan area, it is only logical development would occur in East Wanneroo.	Noted.	No change.
051		18	In support of the EWDSP. The proposed <i>Service commercial</i> is the best solution, having regard to: a) the existing industrial use on the other side of Sydney Road; b) traffic and traffic noise from Sydney Road and Ocean Reef; c) existing businesses already operating in this area; d) there is existing sewerage capacity in the industrial park to service this area, and e) the land is sparsely populated, so it easier to transition to <i>Service commercial</i> .	Noted.	No change.
052		2	Keep Precinct 2 as it is (Special Rural), as it is of environmental importance and part of Wanneroo's heritage.	Refer to response for Submission 021	No change.
052.1		2	Introduce a native bush buffer between Special Rural and new dwellings, to double the habitat for native fauna and add to the semi-rural attractiveness of the area.	Not supported. The Local Structure Plan for Precinct 2 requires the interface between the suburban neighbourhood and the special residential to be addressed through the provision of sensitive landscaping. The retention of existing vegetation is encouraged across the structure plan area.	No change.
052.2		2	Same as submission 022	Refer to response for submission 022	See modifications recommended in response to submission 022.

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053		13	<p>Generally supportive of the EWDSP.</p> <p>The subject site, 90 Trichet Road, Wanneroo is shown as <i>Potential parks and recreation subject to further investigation</i> (Figure 1.3) and <i>High priority vegetation area</i> (Figure 2.13). This is at odds with the MRS Urban Deferred zoning and the local Rural Resource zoning which allows the land to be developed for rural purposes.</p> <p>It is of concern that if the property is reserved for parks and recreation it will be worth significant less value, than if it was with a subdivision potential.</p>	<p>Not supported. The process for creation of new MRS Parks and Recreation reserves is set out in Part 1 Section 2.2.1 Region Scheme Amendments.</p> <p>Parkland of high environmental value will be reserved (via the LSP process) under the MRS. These sites will be acquired by the State and their owners compensated in accordance with established valuation practices. Parkland that does not meet criteria for MRS Parks and Recreation reserve status will be deemed suitable for Urban zoning.</p>	No change.
054		2	The neighbourhood connector will have a negative impact on the environment, the value of properties and the character of the area.	Refer to response for submission 022	See modifications recommended in response to submission 022.
054.1		2	The precinct should not be changed to Special Residential but remain Special Rural, because of its equestrian character and rich wildlife.	Refer to response for Submission 021.	No change
054.2		2	The bush track at the northern edge of the precinct should be maintained as part of the Parkland link, and act as a buffer between the Special Rural area and future development.	Not supported. Detailed studies at the Local Structure Plan stage allows for investigation of existing features for retention and possible inclusion as a parkland link.	No change.
054.3		2	In addition, properties in between the Precinct and Nicholas Road should be changed to Special Residential, to add to the buffer zone and offer another lifestyle option to residents.	Not supported. The North West Sub-Regional Planning Framework identifies the land immediately south of Nicholas Road for Urban Expansion and the draft DSP identifies the area as suitable as a Suburban Neighbourhood. A LSP will be required and it can be expected that the interface area between Precinct 2 and 3 will receive particular attention.	No change.
055		11	Same as submission 28	Refer to response for submission 027.	No change
056		11	Same as submission 28	Refer to response for submission 027.	No change
057		11	Same as submission 28	Refer to response for submission 027.	No change
058		21	Same as submission 25	Refer to response for submission 025, 025.1, 025.2, 025.3, 025.4	No change
059		21	Same as submission 25	Refer to response for submission 025, 025.1, 025.2, 025.3, 025.4	No change
060		11	Same as submission 27	Refer to response for submission 027.	No change
061		1	Request for Bush Forever site 327 (Lot 9 Mary Street, Wanneroo) to be identified as Urban. Characteristics of the lot has changed since identified as Bush Forever in 2000. The Environmental Assessment study undertaken for the structure plan area, does not identify threatened flora and fauna of any significance.	Refer to response for submission 031.	No change
062		11	Same as submission 28	Refer to response for submission 027.	No change
063		11	Same as submission 28	Refer to response for submission 027.	No change
064		2	Careful consideration should be given to changing precinct 2 to Special Residential and putting a road through, as this can spoil the area's character forever.	Refer to response for submission 022.	See recommended modification in respect of submission 22.
065		2	The EWDSP puts the lifestyle character of precinct 2 at jeopardy. The proposed neighbourhood connector should be removed and Benmuni Road be upgraded instead.	Refer to response for Submission 021 and Submission 022.	See recommended modification in respect of submission 22.

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066		2	Oppose to the road through the area, as it will make it unsafe for the owner to ride/walk her horse.	Refer to response for Submission 022.	See recommended modification in respect of submission 22.
067		2	Oppose to the road through the area, as it will make it less safe for the owner to ride his bike.	Refer to response for Submission 022.	See recommended modification in respect of submission 22.
068		6	The EWDSP shows Casuarina Way realigned through the middle of three blocks which is affecting existing homes and mature trees. It is requested that the current alignment be maintained.	Supported. Given that the alignment of the proposed neighbourhood connector will run along the edges of lots rather than through them, it is appropriate to reflect this on the DSP map (Figure 1.1). It should be noted however, that the alignment and necessary width of the road reserve will be more precisely defined at Local Structure Plan stage.	Amend Figure 1.1, 2.9 and 2.12 to shift the neighbourhood connector slightly to the west so that it aligns with eastern edge of Edgar Griffiths Park and runs along property boundaries.
069		12	Support the EWDSP	Noted	No change.
070		13	Support the EWDSP	Noted	No change.
071		13	The submitter objects to the staging timeframe for the precinct and supports development of market garden areas ahead of rural lifestyle areas where owners will opt to stay for as long as they can.	Refer to response for submission 017.1.	No change.
072		12	The submission proposes that the railway corridor should be moved to align with the Whiteman-Yanchep Hwy, with one station and multistorey carpark, and CAT buses feeding into the EWDSP area.	Not supported. The EWDSP presents two options for the alignment of the East Wanneroo Rail Link. The transit corridor referred to in the EWDSP is informed by a Rail Alignment study however further detailed studies will be required to before a firm government commitment is made. The transit corridor presented is the preferred option as it achieves the optimal planning outcomes for the structure plan area.	No change.
072.1		12	The number of 4-lane connector roads should be reduced as most traffic will be using the Whiteman-Yanchep Hwy and the new flyovers at Joondalup Drive and Ocean Reef.	Not supported. Traffic modelling has identified the need for the Integrator Arterial road shown in Figure 1.1.	No change.
072.2		12	The Elliot Road alignment cuts through and decimates both of the submitters properties. It is requested that the road is realigned along Jambanis Rd, consistent with the North-West subregional planning framework.	Noted. Elliot Road is anticipated to be extended eastwards from Lenore Road and provide connectivity to the proposed Whiteman Yanchep Highway, with the intention to replace Jambanis Road and Joyce Road. The extension of Elliot Road shown in Figure 1.1 is indicative and further detailed studies to inform the road reservation process will determine the necessary width and alignment through the design work to be undertaken by the WAPC.	No change.
072.3		12	The submitter does not wish the EWDSP area turned into a Technology Park (university campus) by an overseas entity.	Note. The draft DSP does not suggest or make provision for a technology park.	No change.
073		12	In support of the urbanisation of the area. It is requested that Precincts 12 and 13 are included in the first stages of development.	Refer to response for submission 017.1.	No change.
074		11	Same as submission 28	Refer to response for submission 027.	No change.
075		11	Same as submission 28	Refer to response for submission 027.	No change.

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076		11	Same as submission 28	Refer to response for submission 027.	No change.
077		11	Same as submission 28	Refer to response for submission 027.	No change.
078		11	Same as submission 28	Refer to response for submission 027.	No change.
079		11	Same as submission 28	Refer to response for submission 027.	No change.
080		2	Oppose to a main road cutting through the area, Benmuni Road should be upgraded instead, to avoid impact on existing homes and existing wide front verges.	Refer to response for submission 022.	See modification in respect of submission 22.
080.1		2	Retain the Special Rural zoning to maintain the special character and locally significant bushland and flora/fauna.	Refer to response for Submission 021.	No change.
080.2		2	Ensure there is an adequate buffer between new urban areas, and the existing bush blocks.	Noted. This will occur by way of bushfire management plan requirements prepared in accordance with SPP 3.7.	No change.
080.3		2	Provide a reduced/ optimal number of dwellings per hectare to keep the environmental impact to a minimum.	Supported. The EWDSP identifies low density residential lots of 2000m ² or larger within the special residential neighbourhood. This will allow for retention of natural features and compliment the rural character of the area.	No change.
081		1	In favour of the three BFF 327 sites to be identified as MRS Parks and Recreation reserves, as these possess high conservation value and will provide connectivity with existing reserves.	Refer to response for submission 031.	No change.
082		No reference to a particular precinct	Oppose to the EWDSP. No reasons provided.	Noted	No change.
083		2	In favour of the proposed change of the area to Special Residential.	Noted	No change.
083.1		2	Disagree with the area being included in Stage 3 as this will result in the area being surrounded by medium to high density housing, therefore it should be included in Stage 1.	Refer to response for Submission 045.1	No change.
083.2		2	Disagree with the neighbourhood connector going through the area as this will disrupt the character of the area.	Refer to response for submission 022.	See recommended modification in respect of submission 22.
084		2	Same as submission 83, 083.1 and 083.2.	Refer to response for Submission 083, 083.1 and 083.2.	See recommended modification in respect of submission 22.
085	Department of Health	All	Aim of EWDSP should include direct reference to “enhancing the public health of the community”, and cover disaster preparedness, recovery management and potential anti-social issues. Details of best practice urban design and its potential to improve public health should also be included.	Supported in part. The draft DSP has been prepared taking account of all the relevant State Planning Policies, this includes best practice urban design in line with SPP7.	No change
085.1		All	Development should not proceed unless connected to scheme water and sewerage, or an effluent disposal practice supported by ANZ Standard 1547.	Supported. This is a baseline standard for the urbanisation of the area.	No change
085.2		10, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28	Development not supported in proclaimed water catchment areas, or within the 500m buffers for these areas.	See response to submission 038.2	See modifications recommended in response to submission 038.2
085.3		All	EWDSP should incorporate principles of planning for heatwaves.	Not supported. Refer to response for submission 085.	No change
085.4		10, 15, 16, 22, 23, 24, 27 and 28	Industrial and sensitive land uses should be separated as per EPA guidelines.	Supported. The Draft DSP refers to the EPA’s guideline in Section 3 (Part 2).	No change

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086		11	Same as submission 28	Refer to response for submission 028.	No change
087		3	The submitter's property is in its entirety within BFF site 327, which makes it valueless and unsellable. On the other hand and because of this asset, the owner is not eligible for pension. It is requested that the land be reserved so that it becomes eligible for compensation.	Refer to response for Submission 031.	No change
088		9	Subdivision has been a long term expectation for many residents in Precinct 9. Submitter requests that the area is treated like Bebich Drive (Precinct 2) allowing subdivision in 1000-2000m ² by keeping bridle trails.	Refer to response for Submission 016.	No change
089		9	Same as submission 88	Refer to response for Submission 016.	No change
090		9	Same as submission 88	Refer to response for Submission 016.	No change
091		2	Object to the proposed change from Special Rural to Special Residential and the road proposed through the area. The Special Rural zoning should be maintained to enhance the area's uniqueness in terms of availability of open space, wildlife frequenting the area, the low volume of traffic and the serenity of the rural lifestyle.	Refer to response for Submission 021 and Submission 022.	See recommended modification in respect of submission 22.
092		6	Object to the proposed change from Special Rural to Character Area. The submission supports the EWDSP vision for the area to protect flora and fauna but considers this is at odds with the proposed development mix which requires large scale land clearance and recontouring. The submitter would prefer the area to remain as is or reclassified as Special Residential, similar to the Bebich Drive precinct.	Not supported. The precinct is identified as Urban Expansion in the North West Sub-regional Planning Framework and is already zoned Urban Deferred under the MRS. The areas surrounding Edgar Griffiths Park are quite distinctive in terms of their landscape values and represent a unique opportunity to create an aesthetic point of reference for the East Wanneroo community. Section 6.1.4 in Part 2 of the draft DSP identifies the retention of significant trees on development sites and road reserves to be an important part of maintaining the existing landscape character.	No change.
093		6	Same as submission 92	Refer to response for submission 092.	No change
094		6	Same as submission 92	Refer to response for submission 092.	No change
095		11	Requesting for Precinct 11 to remain classified Special Rural, which provides for flora and fauna and to preserve land for future generations.	Refer to response for submission 027.	No change
096		11	Overall support for the structure plan and landowners are supportive of being included for urban development.	Noted.	No change.
096.1		11	Removal of proposed staging timeline. Allow development of sections of the precincts to proceed rather than as a whole and to streamline the approvals process. Structure Plan creates uncertainty for landowners in Stage 3 of the timeframe.	Refer to response for submission 017.1	No change.
096.2		11	Bushfire risk is increased by delaying development in the precinct, putting the current landowners at risk.	Not supported. Landowners on rural and rural residential properties are already required by the City of Wanneroo to manage their properties to reduce bushfire risk.	No change.
097		11	Same as submission 96	Refer to response for submission 096 - 096.2.	No change
098		11	Same as submission 96	Refer to response for submission 096 - 096.2.	No change
099		11	Same as submission 96	Refer to response for submission 096 - 096.2.	No change

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100		11	Purchased property two years ago due to trees and open space. There is other vacant land nearby fit for development and cheaper for developers to purchase and develop. Environmental and social issues will arise along with traffic increase through development in the area.	See response to submission 027.	No change
101		11	Same as submission 28	Refer to response for submission 027.	No change
102		11	Same as submission 28	Refer to response for submission 027.	No change
103		11	Same as submission 28	Refer to response for submission 027.	No change
104		11	Same as submission 28	Refer to response for submission 027.	No change
105		11	Same as submission 28	Refer to response for submission 027.	No change
106		11	Same as submission 28	Refer to response for submission 027.	No change
107		11	Same as submission 28	Refer to response for submission 027.	No change
108		11	Same as submission 28	Refer to response for submission 027.	No change
109		11	Same as submission 28	Refer to response for submission 027.	No change
110		11	Same as submission 28	Refer to response for submission 027.	No change
111		11	Same as submission 28	Refer to response for submission 027.	No change
112		2	Requesting the area remain Special Rural as the area is unique with flora and fauna. Larger lot sizes will allow for the retention of trees and wildlife.	Refer to response for Submission 021.	No change
113		11	Same as submission 28	Refer to response for submission 027.	No change
114		2	Development will provide many opportunities for the community. The transport options will reduce congestion. Rezoning will allow for subdivision and provide for a comfortable retirement.	Noted.	No change
115		2	Supportive of the structure plan and change from Special Rural to Special Residential as it will compliment surrounding density increase.	Noted.	No change
115.1		2	Opposed to the neighbourhood connector through the precinct as it will destroy the character of the area.	Refer to response for submission 022.	See recommended modification in respect of submission 22.
115.2		2	Opposed to the staging timeline proposed, should be included in Stage 1 to avoid being surrounded by housing development.	Refer to response for Submission 045.1	No change
116		11	Same as submission 27	Refer to response for submission 027.	No change.
117		11	Support the urbanisation of Gnangara and request for development to commence as soon as possible. Risk of bushfire is a concern as they were recently evacuated due to Gnangara bushfire.	Refer to response for submission 096.2.	No change.
118	City of Wanneroo	All	EWDSP in general considered balanced and likely to be effective. Strong support in particular for: <ul style="list-style-type: none"> - all planning steps to be completed before approval of subdivision and development; - recognition of significant environmental and landscape values; - the integration of developments with the lakes to enhance sense of place and unique character; - proposed means of managing stormwater and groundwater; - The proposed parkland links; - Proposed density and diversity of housing types and the proposed Character Areas; - The conceptual designs for the district and neighbourhood centres; - The preferred rail alignment shown; - The consultation undertaken with the Whadjuk Working Party and the protection of an Aboriginal Heritage site. 	Noted.	No change.

118.01			There appears to be a gap between the DSP's broad vision statement and the subsequent proposals which could be addressed through the inclusion of aspirational guiding principles.	Not supported. The draft DSP is structured such that the Vision Statement is given effect to by the Planning Outcomes identified for each of the elements listed in Section 3 of Part 1. Introducing an intermediary set of guiding principle would not add much in the way of value and could potentially unnecessarily complicate how the DSP is interpreted and implemented.	No change.
118.02			Central Transit Corridor is by far the preferred route for EWRL as it maximises activation of the urban area. The other option of including it in the Whiteman-Yanchep Highway corridor should be deleted. The City would like to see a station serving the Neerabup industrial estate but acknowledges this is outside the DSP area.	Support in part. The Whiteman-Yancep Highway option still represents the formal position of the PTA and this alignment is shown in a number of current strategic planning documents including the NWSRPF. Whilst it is acknowledged the central alignment through the DSP area is strongly preferred on planning grounds, until the further investigations necessary to confirm this alignment are concluded, it is appropriate for the W-Y alignment to be acknowledged in the DSP. Noted.	No change.
118.03		3, 4, 5, 6, 12 and 13	Rapid Transit Route in Figure 2.12 should be shown on main DSP plan. Text should clarify that route can ultimately accommodate rail options.	Support in part. The Rapid Transit Route will be important link to Wanneroo town centre as the DSP area develops. It is agreed it should be shown on DSP map, however, it would be inappropriate at this stage without any feasibility work having been done to suggest it could ultimately accommodate rail options. The text into Section 6.3.6 (Part 2) to provide a fuller explanation of its purpose.	Modify Figure 1.1 East Wanneroo District Structure Plan map to show Rapid Transit Route as shown in Figure 2.12 Insert new sentences # 3 and # 4 into text of Part 2 Section 6.3.6 to read: <i>"It will provide an important local service for new residents in the area to access higher order services during the early stages of development of the Gnangara district centre."</i>
118.04			Elliot Road (west of Lenore Rd) will be subject to increased traffic volumes as new areas to the east are developed. The road reserve should be widened in the short term.	Not supported. Section 6.3.3 of Part 2 of the draft DSP acknowledges the western section of Elliott Rd through to Wanneroo Road, may need to be widened in the future in response to traffic generated by development in the DSP area. However, this is unlikely to be needed for a significant period of time. Future reviews of the DSP will monitor traffic growth and identify any appropriate action.	No change.
118.05		All	Section of Neaves Road-Flynn Drive west of WYH should be reserved as Primary Regional Road.	Supported.	Modify Figures 1.1, 1.3, 2.9 and 2.12 section of Neaves Road-Flynn Drive west of WYH to reflect Primary

					Distributor/Primary Regional Road status.
118.06			The district and neighbourhood centres should be slightly repositioned to ensure the transit stations are central located within these centres.	<p>Not supported. The positioning of these centres has been deliberately chosen in response to the physical characteristics of each of the locations and the type of transit station proposed.</p> <p>The district station is intended to be underground in order to maximise the integration of land uses in the centre. The highest point in the area was therefore considered and balanced in terms of its relative proximity to Badgerup Road and the proposed Elliott Road alignment. These factors are explained in more detail in Table 2.1 and shown in Figure 2.10.</p> <p>The station associated with the neighbourhood centre is intended to be a park and ride station where a significant amount of surface car parking will need to be provided. For this reason, and to minimise the separation of commercial uses, the station is positioned on the western edge of the centre, where good access to the arterial road network can be provided. A secondary factor is the maximisation of the walkable residential catchments around the station. These factors are explained in more detail in Table 2.4 and shown in Figure 2.11.</p>	No change.
118.07		23	Further work will need to be done before it is clear what uses would be appropriate in the Industrial Areas (Precincts 23 and 24). These areas should be re-titled as “employment land” or “economic development land”. Development of these areas must be staged so as not to compromise Neerabup.	<p>Supported. It is agreed “Employment” is better land use description for Precincts 23 and 24.</p> <p>See response to submission 038.2.</p>	See modification recommended to submission 038.2
118.08			The City supports the Tourism Opportunity Area locate to the east of lake Jandabup but would like more detailed clarification presented as to the uses envisaged.	Supported. Submissions from other parties have raised similar queries.	Modify first bullet point of Hawkins Road Precinct 22 (Section 8 Part 2) Local Structure Plan Requirements: <i>“The precinct is to remain a rural area with low-intensity tourism opportunities such as canoeing, organised bird watching, interactive conservation, art galleries, horse riding and food/beverage operations capitalising on the lakefront amenity and rural character as well as the</i>

					<i>potential synergies with the regional sporting facility located to its north."</i>
118.09			Further detailed groundwater modelling needs to be done before a DWMS can be finalised.	Supported. See response to DWER's submission at 435.	See recommended modifications in respect of submission 435.
118.10			<p>CoW strongly objects to managing the district-level Developer Contributions Plan. City is concerned it may have to bear the costs of infrastructure might exceed the DCP levies. CoW reluctant to assume management of local-level DCPs for same reason.</p> <p>The City requests the DSP include provisions which address the interim situation where subdivision or development come forward before a district-wide DCP is in place.</p>	<p>Supported in part. The WAPC has agreed to undertake the work needed to put a district-level DCP in place and a project plan and budget has been approved for this to occur during the 2020-21 and 2021-22 financial years.</p> <p>The administration of the DCP should however remain a City Council responsibility. The City already administers a large number of DCPs and has the expertise and system already in place to do this efficiently and effectively. The WAPC does not.</p> <p>The guidance published by the WAPC in respect of Draft SPP 3.6 addresses the interim circumstances referred to by the City. It would be appropriate to include these in the EWDSP.</p>	<p>Amend Figure 1.2 and Section 2.2.2 (Part 1) to delete reference to the City of Wanneroo and replace with the WAPC.</p> <p>Add the following text to the end of paragraph 2.2.2 (Pat 1) District Development Contribution Plan: "State Planning Policy 3.6 Development Contributions for Infrastructure – Guidelines sets out the circumstances where interim arrangements for the taking of contributions via a Deed of Agreement may be appropriate where a Development Contribution Plan is not in place."</p>
118.11			Whilst the City supports local level DCPs being prepared by proponents of LSPs, the City has concerns about the level of financial risk it will be exposed to and therefore does not agree to managing them.	Noted. The City already administers a large number of DCPs for its local structure plan areas and has the expertise and systems already in place to do this efficiently and effectively. The circumstances in East Wanneroo are not considered to be markedly different to the other LSPs area administered by the City.	No change.
118.12		All	<p>EWDSP should clarify if development proponents are supposed to prepare local-level LSPs.</p> <p>The role of LSPs should be more clearly explained and depicted in Fig 1.2.</p>	Not supported. Figure 1.2 of EWDSP does adequately identifies the role of proponents in preparing local DCPs and the relative timing of local structure plans in the context of the other process which need to be undertaken prior to subdivision and development.	No change.

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118.13		All	EWDSP should clarify whether MRS amendments for Other Regional Roads are being undertaken in omnibus formats.	Noted. A programme of work to be undertaken by the WAPC is being prepared in part through the preparation of the district-wide DCP.	No change.
118.14		All	EWDSP precinct boundaries should be adjusted to better accommodate land use boundaries, staging, and the wholistic management of wetlands.	Not supported. The precinct boundaries are based on a broad set of considerations including existing character, topography and drainage, significant roads and significant wetlands. Changes to boundaries for one reason will likely prove illogical for other reasons.	No change.
118.15		10, 21, 23, 25, 27 and 28	Whiteman-Yanchep Highway should be constructed as soon as possible to relieve pressure on regional road network.	Noted. MRWA is progressing the planning for WYH. Regional road modelling clearly identifies need, but no funding has been allocated to works as of March 2020.	No change.
118.16		All	DPLH should conduct more focussed community engagement with residents and landowners, especially in controversial areas such as the Lakelands Precinct.	Not supported. The preparation of the DSP benefitted from the input of a Community Reference Group representing a cross section of the local community. The advertising of the draft DSP and the 454 submissions received has also provided a comprehensive insight into the spectrum of community views across the DSP area. The diversity of views is therefore well understood and further community engagement is not considered necessary.	No change.
118.17			The DSP should address the possible requirements for other types of State Government facilities including hospitals.	Not supported. The draft DSP was prepared through consultations with all the key State government agencies. That process did not identify any other facilities needed to be identified in the DSP at this point in time.	No change.
118.18		All	EWDSP should specify the circumstances in which it would be permissible for development to proceed ahead of the development front.	Not supported. Second paragraph of Section 6 (Part 1) Staging of Development explains circumstances in which proposals may lodged ahead of development front. All proposals will be considered on their merits.	No change.
118.19		All	LSPs for areas with high levels of equestrian activity should consider the provision of horse trails.	Noted. It is acknowledged there is a high level of interest in equestrian activity across the DSP area. Parkland Links would seem to offer the opportunity for bridle paths to be accommodated where appropriate. Potential opportunities are best considered at the local structure planning stage but it should be noted some wetland edges may be too sensitive for bridle pathways.	No change.
118.20		All	Parkland links of ecologically viable widths and the associated cycling/pedestrian networks are strongly supported.	Noted.	No change.
118.21		All	To reduce confusion among residents, the DSP map should clarify that many plan elements are indicative only, with details to be finalised following further studies.	Supported. The alignment/locations of all DSP elements are indicative with final alignments/locations being subject to the outcomes of detailed studies.	Add text to area beneath Legend box on Figure 1.1 East

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					Wanneroo District Structure Plan stating: <i>“This map should be understood as indicative only, with details to be finalised following further investigation.”</i>
119		15	Owners supportive of Urban Neighbourhood land use proposed for subject location.	Noted	No change.
119.1		15	Disagree with the requirement for the construction of the transit corridor (underground) to precede subdivision or development in the precinct.	Supported. Subdivision or development can be allowed once the reserve for the transit line is established.	Replace the word ‘Construction’ with the word ‘Reservation’ second bullet point under Servicing and Staging heading for Precinct 15 description, p 121.
119.2		15	It is recommended that a) the Neighbourhood Centre is relocated to the west of the transit corridor so that the centre can grow unconstrained from physical barriers, and b) the High School is relocated to the east of the transit corridor to provide synergies with the Regional sporting fields.	Support in part. The alignment and locations of all DSP elements are indicative at this point in time. The final alignments and locations will be the subject of detailed studies. However, in terms of relative positioning: The positioning of the railway station relative to the neighbourhood centre is considered to be optimal given the size and position of the centre, its accessibility considerations, the alignment of the railway itself and amenity features to the east. Maximising the size of the walkable catchments for residential development benefitting from proximity to the railway station is also a significant component of the rationale for the juxtaposition of these elements. Because of the need identified by the department of Education for an additional high school to be accommodated, the school referred to by the submitter is recommended to be shifted to the south to occupy the northwestern quadrant of the intersection formed by Caporn St and Mariginiup road. The additional high school is in turn recommended to be shown as the submitter suggests where it can benefit from its proximity to the Regional Sporting Fields.	See modifications recommended in respect of the Dept of Education’s submission 341.
120		2	In support of the proposed rezoning to Special Residential.	Noted.	No change.
120.1		2	Oppose to the road running through the centre of the precinct as it will destroy the character that the EWDSP is seeking to preserve.	Refer to response for submission 022.	See modification recommended in respect of submission 22.
120.2		2	The area should be included in the first stage of development.	Refer to response for Submission 045.1	No change.
121		11	Same as submission 28	Refer to response for submission 027.	No change.
122		11	Same as submission 28	Refer to response for submission 027.	No change.

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123		11	Same as submission 28	Refer to response for submission 027.	No change.
124		11	Same as submission 28	Refer to response for submission 027.	No change.
125		11	Same as submission 28	Refer to response for submission 027.	No change.
126		11	Same as submission 28	Refer to response for submission 027.	No change.
127		11	Same as submission 28	Refer to response for submission 027.	No change.
128		11	Same as submission 28	Refer to response for submission 027.	No change.
129		11	Same as submission 28	Refer to response for submission 027.	No change.
130		11	Same as submission 28	Refer to response for submission 027.	No change.
131		11	Same as submission 28	Refer to response for submission 027.	No change.
132		No reference to a particular precinct	Supportive of the EWDSP, particularly the increased density around the lakes providing residential benefits through retail and commercial opportunities.	Noted.	No change.
133		20	The submissions queries the staging arrangements and why development can only progress from the west and north. Why not from the south? This should be left to the market to decide.	Refer to response for submission 015.2 and 017.1.	No change.
134		8	Owners seek clarity re intended MRS reservations of parklands, and associated compensation. Owners pleased to consider MRS parklands reservations on subject land as these prescribe a clear pathway for compensation.	Noted. Refer to response for submission 053.	No change.
134.1		8	Precinct 8 should be broken into Precinct 8a (Ranch Road North) and 8b (Ranch Road South) as character and planning considerations are different for each. LSPs can then be prepared for 8a and 8b separately.	Not supported. The rationale presented by the submitter for splitting Precinct 8 in two relates to the amount of parkland potentially situated in the northern portion, the challenges presented for bushfire management and the form of development appropriate in each portion. From the point of view of securing proper and orderly planning, these arguments actually serve to reinforce why Precinct 8 should remain as a single entity so that its local structure planning can take a holistic view of the constraints and opportunities present in the precinct.	No change.
134.2		8	Owner supports inclusion of Precinct 8 in Stage 1.	Noted.	No change.
134.3		8	Alignment of north-south neighbourhood connector road is not supported. It unnecessarily duplicates Pinjar Road and compromises developable land. It should be realigned to follow edges of lake reserves.	Not supported. Pinjar Road and north-south neighbourhood connector are not comparable as they will perform different functions in the road hierarchy. Pinjar Road is classified as Other Regional Road under MRS and serves regional function as integrator arterial road. Neighbourhood connector proposed for Precinct 8 is local road with different functions. Neighbourhood connector is logically positioned to collect traffic from local access roads, provide local bus services, and connect neighbourhoods and amenity features.	No change.
134.4		8	East-west neighbourhood connector unnecessarily duplicates Coogee Road. This would be suited to utilising Ranch Road and extending it as necessary.	Supported. The concept of positioning the neighbourhood connector alignments so that it uses Ranch Road (and other existing road reserves) has merit as it would present a more efficient solution particularly from a cost perspective.	Amend Figures 1.1, 1.3, 2.9 and 2.12 to remove neighbourhood connector shown south of Coogee Road, and replace with a neighbourhood connector utilising

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					existing Ranch Road reserves.
135		8	Owners seek clarity re intended MRS reservations of parklands, and associated compensation.	See response to Submission 053.	No change.
135.1		8	Precinct 8 should be broken into Precinct 8a (Ranch Road North) and 8b (Ranch Road South) as character/planning considerations are different for each.	See response to Submission 134.1	No change.
135.2		8	Owner supports inclusion in Stage 1.	Noted.	No change.
135.3		8	Alignment of north-south neighbourhood connector road not supported. Unnecessarily duplicates Pinjar Road. Compromises developable land. Should be realigned to follow edges of lake reserves.	See response to Submission 134.3.	No change.
135.4		8	East-west neighbourhood connector unnecessarily duplicates Coogee Road. Should be extension of Ranch Road instead.	See response to Submission 134.4.	See suggested modifications in relation to 134.4.
136		2	Same as submission 115	Refer to response for Submission 115.	No change.
137		11	Overall support for the structure plan however would like to see changes to proposed staging timeline. In favour of urbanisation of Precinct 11 due to close proximity to services and transport. Development should be in the short term.	Noted. See response to submission 017.1.	No change.
137.1		11	Allow development to proceed for sections of the precincts rather than the whole precinct and streamline the approvals process.	Not supported. It is important that Precincts are planned on a holistic basis so that subdivision can be properly coordinated and serviced and the Planning Outcomes set out in the DSP can be achieved. Allowing sections to proceed without there being an overarching local structure plan would result in inefficient, piecemeal development.	No change.
137.2		11	The delay in developing this precinct increases the bushfire risk and putting the landowners at risk.	See response to Submission 96.2.	No change.
138		11	Same as submission 28	Refer to response for submission 027.	No change.
139		11	Same as submission 27	Refer to response for submission 027.	No change.
140		8	Supportive of the structure plan, which provides certainty.	Noted.	No change.
141		11	Same as submission 28	Refer to response for submission 027.	No change.
142		11	Same as submission 28	Refer to response for submission 027.	No change.
143		11	Same as submission 28	Refer to response for submission 027.	No change.
144		11	Same as submission 28	Refer to response for submission 027.	No change.
145		11	Same as submission 27	Refer to response for submission 027.	No change.
146		11	Same as submission 28	Refer to response for submission 027.	No change.
147		11	Same as submission 27	Refer to response for submission 027.	No change.
148		13	Concerned the extension of Damian Road will create a thoroughfare and interfere with the current quiet cul-de-sac.	Noted. Damian Road proposed to become neighbourhood connector under EWDSP and will provide an important and necessary connection to other streets in this area once urbanised.	No change.
149		14	Supportive of the property now identified as Parklands however do not support the timeframe for Precinct 14. Request for the acquisition of the land to assist with the protection of native vegetation.	Noted. Lot 1947 is an existing bush forever site and the DSP proposes it become a Parks and Recreation Reserve under the MRS. Acquisition of the land by the State will be negotiated at the time when the land is formally reserved.	No change
150		11	Submission on behalf of 25 landowners in the Precinct	See responses to Submission 017.1.	No change.

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			<p>Including the precinct within Stage 3 is unnecessarily restrictive, as the area with the exception of sewer is largely serviced. In terms of sewer, the western quarter can be serviced at the same time as other precincts shown within Stage 1.</p> <p>The EWDSP should not contain a staging plan (time periods) given the many variable involved in the implementation.</p>		
151		6	Same as submission 68	Refer to response for submission 068	See modifications recommended in response to submission 068.
152		2	Supportive of the zoning change from Special Rural to Special Residential.	Noted.	No change.
152.1		2	Opposed to the proposed north-south neighbourhood connector through the precinct., will destroy the nature of the area.	Refer to response for submission 022.	See modification recommended in respect of submission 22.
153		18	<p>Disagree with the Service Commercial designation as the area is better suited to residential land uses. There is an oversupply of service commercial in close proximity.</p> <p>Commercial uses are incompatible within the Gngara groundwater protection area, and as the area borders the Gngara lake reserve, it is not compliant with SPP 4.1.</p> <p>The land is not capable of providing for service commercial uses and does not allow for appropriate natural drainage procedures.</p> <p>Precinct 18 should be zoned Special Residential and respond to existing environmental and character features.</p>	<p>Not supported. The North West Sub-Regional Planning Framework identifies the land within Precinct 18 as Urban Investigation allowing for further detailed planning to be undertaken.</p> <p>The EWDSP through the Economic Development and Employment Study investigated land use transition with Lake Gngara and Bush Forever in the precinct. It is acknowledged the precinct is developed with relatively new residential dwellings. The characteristics of the area are suitable for a service commercial, complimenting the existing Wangara Industrial Estate.</p> <p>The precincts location, restricted access and identification as a bushfire prone area is better suited to a service commercial zoning rather than a residential area.</p>	No change.
153.1		18	Vegetation and wildlife need to be protected and this will not happen through service commercial zoning.	<p>Not supported. The EWDSP identifies land abutting Ocean Reef Road as high priority area for further investigation. These areas were identified as high priority due to a range of factors such as contribution to regional ecological linkages. The Environmental Assessment undertaken identifies vegetation within the precinct as very good to excellent quality.</p> <p>Detailed site specific investigative studies will be required at local structure plan stage to ensure quality vegetation is retained and necessary protection measures are introduced as part of future planning.</p> <p>It is also anticipated that vegetation will be retained through the parkland link alignment along the western edge of Lake Gngara</p>	No change.

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154		12	Object to traffic corridor and District Centre across freehold lots. The proposed location is too close to existing services in Wanneroo centre. The District Centre would be better located in the State Forest land within Precinct 25.	Not supported. The Economic Development and Employment Study prepared for the DSP identifies the need for a district centre to be positioned in the southern part of the DSP area providing a total of 58,545 sqm (net leasable area) of commercial floorspace by 2050 for the population generated by the urbanisation of East Wanneroo. The City of Wanneroo supports the location of the district centre and does not anticipate it will impact negatively on commercial health of Wanneroo Town Centre. A district centre located in precinct 25 would be poorly positioned to properly serve the new residential catchment of East Wanneroo and development here is not expected until after 2050.	No change
154.1		12	The precinct should be reduced in size, with the southern portion of the precinct included within Precinct 3 to the west. Services are available to allow for short term development.	Not supported. It is acknowledged that Precinct 12 is large. However, it contains a number of strategically important components – the district centre and transit station surrounded by urban neighbourhoods - which would be most effectively delivered if they are comprehensively planned together.	No change
155		20	Support the structure plan if the opportunity to subdivide is in the short term time frame rather than long term.	Noted.	No change.
156		5	Supportive of the Structure Plan as it allows for a sensible progression of development eastwards. Proposed schools and community centres integrated with wetland areas allows for management of the area and creates a public attraction. The proposed infrastructure aligns with existing routes and is well positioned.	Noted.	No change.
157		2	Supportive of the change from Special Rural to Special Residential.	Noted	No change.
157.1		2	Opposed to the neighbourhood connector running through the precinct as it ruins the area. The proposed road alignment will divide the area and result in the demolition of several homes. Also reduces the value of properties affected by the road.	Refer to response for submission 022.	See modification recommended in respect of submission 22.
158		6	Submitter objects to the change from Special Rural to Character Area as it would require large scale land clearance with loss of vegetation and biodiversity.	See response to submission 92	No change.
159		6	Supportive of the vision of the EWDSP and the treatment of Edgar Griffith Park and surrounding area.	Noted	No change.
159.1		6	Demonstrated intent needs to be shown from the Water Corporation to prioritise and implement necessary infrastructure otherwise the plan is simply aspirational. Limited services provided to their lot.	Noted. Preparation of a Local Structure Plan will further investigate the servicing requirements for the entire precinct and identify the works needed to be undertaken to ensure the proposed lots can be serviced.	No change.
160		No reference to a particular precinct	Supports the EWDSP.	Noted	No change.
161		2	Opposed to the proposed neighbourhood connector running through Precinct 2. It will destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modification recommended in respect of submission 22.
162		No reference to a particular precinct	Supportive of the EWDSP and would like to see enclosed dog exercise parks to ensure safety for both the public and dog owners.	Noted. The designation of public open spaces as dog exercise areas will be determined by the City and will happen when appropriate parks are created.	No change.

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163		4	Owner purchased the property for investment - No comment	Noted	No change.
164		4	Precinct should be developed to a higher density given its proximity to schools and local amenities. The lower density is not in accordance with the Local Housing Strategy. Development should follow the nearby suburban neighbourhoods to reduce fire risk.	<p>Not supported. Precinct 4 has been identified for low density due to the nature of the land topography and the distinctive slopes from north to south. It is anticipated lots will be greater than 1000m².</p> <p>The EWDSP provides an approximate residential yield for each of the precincts. Through preparation of a more detailed local structure plan, the detailed work regarding retention of vegetation and drainage requirements, a more precise figure for dwelling yield will be identified.</p> <p>Bushfire risk is addressed at DSP stage through the connection of Aqanita and Chicquita Place to allow for multiple access ways. Further measures will be implemented at local structure plan stage through a more detailed bushfire assessment.</p>	No change.
164.1		4	Structure Plan amendment for Lot 68 (#71) High Road appears to be inconsistent with the outcomes for Precinct 4.	Noted. Lot 68 (#71) High Road is outside the boundary of the EWDSP.	No change.
165		6	Same as submission 92	Refer to response for submission 092.	No change.
166		11	Objects to the Parkland Link along the western boundary of Lot 152. Requests it be realigned to the western side of Louise Place to reduce the impact on properties.	Support in part. Whilst the alignment of the Parklands Link shown in Figure 1.1 is indicative it is likely in this case to be catered for as part of Louise Place and should therefore be shifted slightly to the west.	Amend Figure 1.1 and Figure 2.13 to align the parkland link notation with Louise Place.
167		18	In support of the Service Commercial. It is requested that the staging be amended from Stage 2 to Stage 1, because: a) this will assist in achieving employment self-sufficiency targets; b) the area has no servicing or critical environmental constraints.	Noted. Precinct 18 is currently developed with large, relative residential properties which are likely to remain in place for an extended, hence the Precinct is shown as a Stage 2 development prospect. The draft DSP does not however prevent a local structure plan being progressed in the short term if all of the requirements listed for the precinct can be fulfilled.	No change
168		2	Generally supportive of the EWDSP however opposed to some elements.	Noted.	No change.
168.1		2	Supportive of the proposed Special Residential zoning however staging for the entire precinct should form part of stage 1, consistent with Precinct 1 and 3.	Refer to response for Submission 045.1	No change.
168.2		2	Opposed to the proposed neighbourhood connector running through Precinct 2. It will destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modification recommendation in respect of submission 22.
169		6	Same as submission 092	Refer to response for submission 092.	No change.
170		18	Same as submission 153	Refer to response for submission 153.	No change.
171		11	Same as submission 28	Refer to response for submission 027.	No change.
172		11	Same as submission 28	Refer to response for submission 027.	No change.
173		11	Same as submission 28	Refer to response for submission 027.	No change.
174		11	Same as submission 28	Refer to response for submission 027.	No change.
175		11	Same as submission 28	Refer to response for submission 027.	No change.

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176		11	Same as submission 28	Refer to response for submission 027.	No change.
177		11	Same as submission 28.	Refer to response for submission 027.	No change.
178		11	Same as submission 28	Refer to response for submission 027.	No change.
179		11	Same as submission 28	Refer to response for submission 027.	No change.
180		3	Supportive of the structure plan.	Noted	No change.
181		20	Property is affected by a proposed parkland links. Submitter is concerned about the final alignment of the link, effect on property value and how owners will be compensated.	See response to submission 015.3	Refer to modification recommended for submission 015.3.
182		11	Same as submission 28	Refer to response for submission 027.	No change.
183		11	Same as submission 28	Refer to response for submission 027.	No change.
184		13	The property is developed as an equestrian facility and a farmhouse. A local structure plan should consider land use conflicts with new residential uses and buffers to protect existing uses. A local area plan should also be prepared to establish detailed design controls and buffer setbacks.	Support. Section 2.2.11 (Part 1) of the draft DSP outlines that existing rural business should be facilitated to continue operating until their owners decided otherwise and the management of potential land use conflicts will include the use of separation distances, notifications on titles of newly created lots and withholding Deposited Plan approvals until buffers are no longer required. LSPs will be required to identify appropriate management measures which may include the use of local development plans to address sensitive interface issues between existing and new development.	Add 4 th bullet point to Section 2.2.11 (Part One) to read as follows: <ul style="list-style-type: none"> <i>The use of local development plans as appropriate.</i>
185		13	The land should be kept as Parkland/Parkland Link and contribute to the 10% public open space provision at the structure planning phase. Acquisition of the land should occur via a developer contribution scheme.	Noted. Section 6.4.6 (Part 2) of the draft DSP explains parkland links can be counted as part of the 10% local open space requirement for LSPs and would therefore be part of a development contribution plan, see Section 5.3 in Part 1.	No change.
186		1	A scheme amendment request has been lodged with the City of Wanneroo requesting 'Retirement Village' as an additional use on this lot which is currently used as a Reception Centre. It is requested WAPC support is given to the proposed amendment prior to endorsement of the EWDSP and the site be exempt from the requirement for a LSP to be approved prior to subdivision and development.	Noted. The scheme amendment has been supported by the City of Wanneroo and is under consideration by DPLH. Assuming the additional use is ultimately approved by the Minister, the landowner will be able to proceed with a development application consistent with the Scheme provisions for the site and is therefore effectively exempt from the requirement for a LSP to be approved prior to subdivision and development. In considering whether Lot 23 should be removed from the structure plan area, it has become apparent lots to the west; Lot 1101 and Lot 1102 are a reserve held by the City of Wanneroo and in the case of Lot 1102 more than half is reserved for Ocean Reef Road. In view of this, Lot 1101 and Lot 1102 should be removed from the district structure plan area.	Modify Figure 1.1 to remove Lot 1101 Mary Street and Lot 1102 Ocean Reef Road from the structure plan area.
187		7	Owners supportive of EWDSP as a whole, however, plans show transit corridor running straight through property. Owners concerned that property will be worthless.	Noted. The alignment of the transit corridor is indicative at this stage pending detailed investigations. If affected by the final alignment, the owners will be compensated in accordance with established practice. See response to submission 015.3.	Refer to modification recommended for submission 015.3.

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188		18	Same as submission 153	Noted. See response to submission 153 and 153.1	No change.
189		13	Request for their property to be included in Lake Jandabup Character Area in accordance with properties to the east.	Supported. The subject site is identified as suburban neighbourhood in the draft EWDSP and is adjacent to the Character Area north of Trichet Road but does not form part of this area. A neighbourhood connector and parkland link are identified along the eastern side of the property and would logically be incorporated as part of the character area.	Modify Figure 1.1 to include 67 Trichet Road, Jandabup as part of the Lake Jandabup South Ridge Character Area.
190		6	Supportive of draft DSP for Precinct 6.	Noted	No change.
191		2	Opposed to the proposed neighbourhood connector running through Precinct 2. It will destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modification recommendation in respect of submission 22.
191.1		2	Objects to the change from Special Rural to Special Residential.	Refer to response for Submission 021.	No change.
192		6	Objects to the urbanisation of Precinct 6 and should remain as Special Rural for future generations to appreciate the native vegetation. If change is required, the area should be treated the same as Precinct 2.	Refer to response for Submission 092.	No change.
193		6	Same as submission 92	Refer to response for submission 092.	No change.
194		9	Landowner requests a zoning of Urban or smaller rural lots of 2000m ² as current property size of 16,000m ² is too small for rural uses and too large to maintain.	Refer to response for submission 016.	No change.
195		9	Same as submission 194	Refer to response for submission 194.	No change.
196		18	Same issues as Submission 153 and 153.1	Refer to response for submission 153 and 153.1.	No change.
197		15	Owner supports concept of Mariginiup Station and associated activity. Objects to station being located on any portion of subject lot. Lot 803 would be better location as property is large - impact on landowner would be diluted, and station would not be spread over different lots.	See response to Submission 119.2.	No change
197.1		15	Owner is one of several north of Lakeview Street would like to be included in Precinct 7, not Precinct 15. An expanded Precinct 7 would have more landowners and it will be more feasible for to produce an LSP, which means development could occur sooner.	Not supported. Lakeview Street is a logical boundary between Precincts 7 and 15 and marks a distinct change in built form between the suburban neighbourhood on the southern side with the higher density Urban Neighbourhood proposed on the northern side.	No change.
198		15	Owner objects to Mariginiup High School being proposed for his property. A better site would be further to east on Lot 1 Rousset Road, which is far larger, and has topography more suited to ovals. Lot 1 would be even more suitable for high school if Mariginiup Station were relocated further north.	The location of high schools informed by Department of Education requirements and is indicative at this stage. The preparation of a LSP for this precinct will determine precise location and size. Lot 1 Rousset Road is mostly designated for the neighbourhood centre, which is considered to be located in an optimal position given its size, accessibility considerations, railway alignment and station location, and amenity features to the east. See response to submission 197.1	No change.
198.1		15	Owner is one of several north of Lakeview Street would like to be included in Precinct 7, not Precinct 15. An expanded Precinct 7 would have more landowners and it will be more feasible for to produce an LSP, which means development could occur sooner.	See response to 197.1.	No change.

199		15	See submission 197.1	See response to Submission 197.1	No change
200		15	Owner supports concept of Mariginiup Station and associated commercial activity. Objects to station being located on any portion of subject lot. Lot 803 would be better location as property is large - impact on landowner would be diluted, and station would not be spread over different lots.	Not supported. The positioning of the railway station relative to the neighbourhood centre is considered to be optimal given the size and position of the centre, its accessibility considerations, the alignment of the railway itself and amenity features to the east. Maximising the size of the walkable catchments for residential development benefitting from proximity to the railway station is also a significant component of the rationale for the juxtaposition of these elements.	No change.
200.1		15	See submission 197.1	See response to Submission 197.1.	No change.
201		8	Little Lake Mariginiup should be classified as Multiple Use Wetland (MUW), not Conservation Category Wetland (CCW). Flow of water into lake does not match requirements for classification as CCW. Area always dry; better fits category of MUW. MUW classification would ensure ovals/sporting facilities could be located here, reducing fire risk and providing amenity to high school.	Not supported. The DSP simply reflects the wetland categorisation that currently apply to the area. The DBCA is currently reviewing these. Regardless of wetland status, ovals in this location would not improve amenity for high school, which is too distant to directly benefit from them. The DSP provides for regional sporting fields on land east of neighbourhood centre in Precinct 15.	No change.
201.1		8	The submitter recommends three blocks of land immediately north of Little Lake Mariginiup be included as Parks and recreation reserves because they form part of an ecological link through to lake Adams	Support in part. Lot 6 Coogee Rd is already shown as Parkland (Subject to Confirmation), however no evidence has been provided to justify the inclusion of the other two lots.	No change.
201.2		8	The submitter recommends Lots 5 and 6 Ranch Road be included as parkland.	Support in part. Lot 5 is already shown as Parkland (Subject to Confirmation) on Figure 1.1, however no evidence has been provided to justify the inclusion of Lot 6.	No change.
201.3		8	The submitter recommends Lots 39 Pinjar Road and Lot 5 Mornington Drive be included as parkland.	Supported. These lots are already identified in Figure 1.1 and Parkland (subject to confirmation).	No change.
201.4		8	The submitter recommends Lots 8, 22, 251 Ranch Rd, should not be shown as parkland as they are too small and isolated to be of ecological value, and pose an extreme fire risk.	Supported. The evidence presented by submitter and others is comprehensive, pre-empting the flora and fauna surveys required under DSP Table 1.1 <i>Local Structure Plan Inputs</i> . Removal of poor-value bushland from classification as Parklands would reduce fire risk to suburban development, but would also diminish opportunities for rehabilitation.	Amend Figures 1.1, 1.3, 2.9 and 2.13 to remove Parkland (subject to confirmation) notation from Lots 8, 22, 251 Ranch Rd and show as Suburban Neighbourhood instead. Amend the Dwelling target for Precinct 8 in Section 4 (Part 1) from 2,000 to 2,300.
202		8	Little Mariginiup Lake should be classified as Multiple Use Wetland, not Conservation Category Wetland. Ovals/sporting facilities could be located here, reducing fire risk and providing amenity to high school.	See response to submission 201.	No change.
202.1		8	Many areas of remnant vegetation in Precinct 8 are too small and isolated to be of ecological value, and pose an extreme fire risk. Many should be excluded from parklands - especially the bushland on Lots 22 and 251 Ranch Road. Bushland connecting the wetland areas should be preserved.	Supported. See response to submission 201.4.	See recommendations in relation to Submission 201.4.

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202.2		8	District Development Contributions Scheme should facilitate compensation of landowners forced to retain bushland. Developers should be appraised of District Development Contributions Scheme ASAP.	Not supported. Compensation for owners whose land is ultimately reserved as Parks and Recreation under the MRS will be addressed through the acquisition process associated with the reservation. See also response to 015.3.	No change.
203		8	Western portion of Lot 10 has long been cleared, contains no significant vegetation and should be considered "Suburban Neighbourhood", not "Parklands" under EWDSP.	Not supported. The western portion of Lot 10 is part of an existing MRS Parks and Recreation Reserve/ Bush Forever. The DSP has not attempted to review the boundaries of existing reserves and is not the right mechanism for addressing the submitter's concern. will not be amended through the EWDSP.	No change.
203.1		8	Precinct 8 should be broken into Precinct 8a (Ranch Road North) and 8b (Ranch Road South) as character/planning considerations are different for each. LSPs can then be prepared for 8a and 8b separately.	See response to Submission 134.1.	No change.
204		3	Supportive of the EWDSP as it is unrealistic to continue with a rural/semi-rural property so close to the CBD of Perth.	Noted	No change.
205		20	Supportive of the urbanisation however needs to occur in a shorter timeframe than proposed. All landowners should have the opportunity to subdivide or sell to a developer.	Noted. The staging and timing outlined in the EWDSP is based on known constraints and the associated planning processes to allow for development. The DSP acknowledges that these timelines are dependent on the performance of the WA economy. In this context it would be inappropriate to impose specific timeframes for development.	No change.
206		2	Would like the opportunity to develop their land for future generations.	Noted. The EWDSP presents the opportunity for the subject land to be developed.	No change.
207		6	No comment provided.	Noted	No change.
208		20	The submission supports that Precinct 20 should be included in Stage 1 of development. This is considering: a) the area is already serviced and sewerage can be provided by another provider than Water Corporation b) the area is ideally located in relation to the Gnangara Station in Precinct 12 and within easy access from the existing and future regional road network c) the area is devoid of vegetation, it is within the Priority 2 Gnangara water protection area, and the poultry farm is no longer in operation.	See response to submission 017.1	No change.
208.1		20	The Parkland link passes through the submitter's property where banksia trees are sparse and mostly dead. The link should be more appropriately placed to the east, within the State Forest.	Not supported. The alignment of the Parkland Link is indicative and is most likely to be accommodated as part of the road or public open space network when a local structure plan is prepared for the precinct.	No change.
208.2		20	Extending Alexander Drive along the eastern shoreline of Gnangara lake, within a Landscaped Boulevard, would be an attractive entrance to the Suburban neighbourhood.	The submitter's suggestion is unlikely to be acceptable for environmental reasons and is not need for traffic circulation.	No change.
209		18	The intersection of Sydney Road and Ocean Reef Road has become one of the busiest intersections and has devalued his property. The EWDSP provides greater flexibility in securing a future.	Noted.	No change.

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210	Department of Communities (DoC)	10	DoC concept plan for Precinct 10 suggests yield of 3,500 dwellings is more appropriate than the 4,000 suggested by EWDSP. EWDSP should be modified to relocate schools and District Open Space to as per DoC concept plan.	Supported. The Concept Plan provides a further level of detail which can be reflected in respect of the High School and dwelling yield. However, the DSP does not identify district open spaces.	Amend Figure 1.1 to relocate high school further to east. Amend Precinct Dwelling Target for Precinct 10 from 4,000 to 3,500.
210.1		10	DoC does not recognise planning or environmental merit in open space on former piggery site south of Flynn Drive. EWDSP should be modified to reflect urban use here, with open space provided somewhere more valuable.	Noted. The WAPC intends that this site is rehabilitated and can then function as a viable parks and recreation reserve.	No change.
210.2		10 and 25	Drainage of 4% (rather than 2%) would reduce dwelling yield. EWDSP should emphasise co-locating POS/drainage, and best practice urban water management.	Noted. EWDSP already stresses importance of co-locating POS/drainage and best practice water management in Section 6.5 (Part 2).	No change.
210.3		10	DoC requests further engagement on MRS Amendments for regional road reserves affecting Precinct 10. EWDSP should confirm intended MRS status of roads as well.	Noted. Program of MRS Reservation work is being prepared. The MRS Amendments process will automatically include referral to affected agencies/landowners.	No change.
210.4		10	DoC supports proposed alignment of transit corridor through Precinct 10. EWDSP should confirm status of EWRL alignment and design levels as these will affect LSPs.	Noted.	No change.
210.5		10	Appendix D – Community Facilities Plan should provide more detail on which facilities are proposed for each precinct, plus info on location, scale etc sufficient for LSPs. Alternatively, EWDSP should be amended to reflect flexibility re community facilities at LSP stage.	Not supported. The type of community facilities best suited to Precinct 10 are best determined at the point when a LSP is being prepared through consultation with the City of Wanneroo.	No change.
210.6		27	May be merit in considering land immediately east of WYH/Flynn Drive extension for urban/rural residential use. Land has no significant environmental values and would round off the urban front.	Not supported. Land south of Flynn Drive (east of WYH) identified for state forest under <i>North-west Sub-regional Planning Framework</i> . This area is isolated from the other urban areas of East Wanneroo and may be difficult to access appropriately given the significant bushfire hazards in this area.	No change.
210.7		10	Groundwater rise of 2m within Precinct 10 may have significant effect on development. Detailed groundwater modelling and associated solutions at DSP level need to be finalised before LSPs can be produced.	See response to DWER's submission at 435.	See modifications recommended in response to submission 435.
210.8		10	DoC supports proposed short-medium staging of Precinct 10.	Noted.	No change.
210.9		25	Staging issues associated with Precinct 25 are acknowledged. As Precinct 25 is likely to be of interest to DoC in future, DPLH should immediately commence work on further investigations as stated in EWDSP.	Not supported. The draft DSP identifies this precinct as a long term urban expansion opportunity but where further investigations around water management, servicing, transportation considerations will be necessary before the nature and scale of development here is properly understood. It does not make sense to undertake these studies now as the	No change

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				need for this area in terms of catering for growth is at least 30 years away.	
211		All	Concerns over loss of black cockatoo foraging habitat, omission of state forest as potential cockatoo foraging habitat, cumulative effects of clearing smaller areas of black cockatoo foraging habitat, and absence of foraging habitat loss mitigation measures.	See response to submission 006.	No change.
212		4	Object to the draft EWDSP and requests further environmental and ecological assessments prior to the commencement of development, to protect existing flora and fauna.	Not supported. The preparation of the draft DSP has benefitted from an environmental assessment the objective of which was to investigate the environmental values of the area and identify at a district level the areas of environmental significance which should be protected. As part of the preparation of local structure plans for individual precincts, detailed ecological surveys will be undertaken.	Noted
212.1		No reference to a particular precinct	Submitter objects to the DSP being approved prior to full hydrological modelling being undertaken. Requests further investigation on the impact of water in roadside drains and swales and how this will affect the number of pests such as mosquitoes and midges, and contaminant runoff into groundwater sources.	Noted. These are all matters that have been considered in the district water management strategy prepared for the DSP.	No change.
212.2		No reference to a particular precinct	Submitter objects to the DSP eliminating a large portion of critical flora and seeks assurances that the DSP will not override the core guidelines and principles of the Wanneroo Local Environment Strategy.	See response to submission 006. The environmental provisions of the DSP are well aligned with the Local Environment Strategy.	No change.
212.3		4	Infrastructure needs to be adequate to provide for the future developments. Prior to endorsement of the EWDSP, provisions should be in place for developers to legally comply with requirements. Utility services need to provide a plan of how they will meet future needs.	Noted. The local structure plan will comprise of necessary studies, including an Infrastructure and Servicing Assessment. This will address future servicing requirements and will be required to be approved prior to implementation.	No change.
212.4		4	The EWDSP needs to implement more stringent guidelines for the construction and design of new homes. Propose the removal of high density within the entire precinct due to its proximity to biodiversity areas, providing lifestyle lots of 2000m ² instead.	Noted. Precinct 4 is identified as being suited to low-density development with lots generally greater than 1000m ² . The local structure plan will identify and protect significant trees within lots and road reserves.	No change.
212.5		4	Questions how the existing trees will be retained and allow for development, which is currently a significant feeding ground for a lot of wildlife. Further description needs to be given to identify significant trees.	Noted. The description for Precinct 4 in Section 8 (Part 2) recognises the landscape values of this area and has identified a number of LSP requirements designed to ensure these values are protected, including the retention of significant trees. A LSP for this precinct is the appropriate mechanism for determining what trees are to be regarded as significant.	No change.
212.6		4	Request for clarification of the zoning of the houses on Stockholm Road, south of Aqanita Place in Precinct 4.	Note. The lots south of Aqanita Place are external to the EWDSP boundary and are identified as Urban Development under the City of Wanneroo Local Planning Scheme No.2.	No change.
212.7		All	The EWDSP needs to recognise the requirement for additional health services capable of managing the increase in residents. The current services are at capacity and the lifestyle changes identified for East Wanneroo may increase levels of stress and anxiety.	Not supported. Consultation with the Department of Health did not indicate a requirement for an additional hospital to accommodate the increase in population. Local structure plans present the opportunity for aged care facilities and social housing to be investigated. It is envisaged health care facilities will be provided within the district and neighbourhood centres based on the level and type of need identified at that point in time.	No change.

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213		11	Same as submission 28	Refer to response for submission 027.	No change.
214		11	Same as submission 28	Refer to response for submission 027.	No change.
215		11	Same as submission 28	Refer to response for submission 027.	No change.
216		11	Same as submission 28	Refer to response for submission 027.	No change.
217		11	Same as submission 28	Refer to response for submission 027.	No change.
218		11	Same as submission 28	Refer to response for submission 027.	No change.
219		11	Same as submission 28	Refer to response for submission 027.	No change.
220		11	Same as submission 28	Refer to response for submission 027.	No change.
221		8	Owners supportive of EWDSP in general and Suburban Neighbourhood designation for Precinct 8.	Noted.	No change.
221.1		7	Owners strongly object to main wastewater pumping station being located immediately south of subject land. An odour buffer of 150m would have significant development implications for subject land.	Refer to response for submission 012.	Refer to modification recommended for submission 012.
222		5	Supportive of the EWDSP	Noted	No change.
223		11	Same as submission 28	Refer to response for submission 027.	No change.
224		11	Same as submission 28	Refer to response for submission 027.	No change.
225		2	Opposed to the proposed neighbourhood connector running through Precinct 2. It will destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modification recommended in response to submission 022.
226		20	Staging should be removed to allow development to occur based on market demand. Development should be able to proceed in sections not on a precinct basis.	See response to submission 017.1.	No change.
226.1		20	Areas with high bushfire risk should be developed first to protect early urban development in the area.	See response to submission 096.2.	No change.
226.2		20	Sydney road should be upgraded to a statement entrance boulevard with wide cycleways/walkways. Resumed land to this purpose can be compensated via developer contributions.	Noted. Indicative cross sections are provided for the Integrator Arterial Roads proposed in the DSP.	No change
227		11 12 20 21	The submission is opposed to urbanisation of land not already zoned Urban Deferred. Precinct 11 should be left as a rural residential area or at the very most, identified as Special Residential along the lines of Precinct 2.	Not supported. Section 6 (Part 1) Staging of Development makes it clear that that the DSP anticipates that areas zoned Urban Deferred under the MRS will be zoned Urban in advance of the rezoning of other areas. See response to submission 27.	No change
227.1			Opposed to the classification of Badgerup Road as an integrator arterial. Badgerup Road should be identified as a neighbourhood connector.	Not supported. The predicted traffic volumes for Badgerup Road in 2051 are 26,000 vehicles per day in the section south of Elliott Road and 14,000 vehicles per day north of Elliott Road. Liveable neighbourhoods identifies Integrator Arterial A roads as carrying between 15,000-35,000 vehicles per day (vpd) and Integrator Arterial B roads as 7,000-15,000 vpd. These volumes confirm that Badgerup Road is to be considered as an Integrator Arterial.	No change
228		13	The alignment of the proposed Carmignani Rd neighbourhood connector intersects the subject property (Lot 10). To avoid demolition of the existing house, the alignment can be diverted slightly to the east as it nears Ross Street from the south. The road can then intersect Ross St. at right angle and run in-between Lots 9 and 10.	Supported. Carmignani Road is anticipated to be extended northwards and provide connectivity to Hawkins Road. Given that the alignment of the proposed neighbourhood connector will run along the edges of lots rather than through them, it is appropriate to reflect this on the DSP map (Figure 1.1). It	Agree. Amend Figure 1.1 to shift the alignment of the neighbourhood connector north of Ross

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				should be noted however, that the alignment and necessary width of the road reserve will be more precisely defined at Local Structure Plan stage.	Street slightly to the east to align with property boundaries.
229		11	Same as submission 28	Refer to response for submission 027.	No change
230		11	Same as submission 28	Refer to response for submission 027.	No change
231		11	Same as submission 28	Refer to response for submission 027.	No change
232		11	Same as submission 96	Refer to response for submission 027.	No change.
233		11	Same as submission 96	Refer to response for submission 027.	No change.
234		12	Generally agree with the EWDSP, but the property can be developed sooner than Stage 2, as power and water are available and sewer can be treated on site, as with the nearby retirement subdivision on the golf course.	See response to submission 017.1	No change.
234.1		12	Precincts 12 and 13 are too large. Development should be able to proceed within sections of the precincts, to allow smaller developers and groups of landholders to develop.	Not supported. It is acknowledged that Precinct 12 is large. However, it contains a number of strategically important components – the district centre and transit station surrounded by urban neighbourhoods - which would be most effectively delivered if they are comprehensively planned together. It should also be noted that under the provisions of State Planning Policy 4.2, an activity centre plan (ACP) would be required for the Gngara District Centre. It is critical that an overall local structure plan for Precinct 12 be coordinated with an ACP for the district centre.	No change.
234.2		12	The District Centre (55ha) and adjoining Urban Neighbourhoods (150ha) areas seem too large.	Not supported. The size of the district centre is a response to the Economic Development and Employment Study's analysis that the centre should be capable of accommodating 58,545 sqm (net leaseable floorspace) of commercial uses and associated uses such as carparking, community facilities, transit hub etc. The adjoining Urban Neighbourhoods are made up of three areas defined broadly by catchments with a 400m radius. This is intended to enable a large number of people living within 800m of the proposed Gngara transit station and is consistent with Transit Orientated Design principles.	No change.
234.3		12	Regional Roads should be fast-tracked to decrease congestion, and road design should avoid existing development.	Noted. Further work will be undertaken to finalised the design and alignment of roads; where practicable alignments seek to avoid existing development.	No change.
234.4		12	The central transit corridor (rail line) should be undergrounded from the beginning to provide certainty for the landowners above the corridor.	Noted. This is the intent expressed in the draft DSP.	No change.
234.5		12	The DSP should include the overarching principle of minimising earthworks and retaining existing landform/trees/vegetation where possible.	Supported. This intent is expressed in the draft DSP in a number of the Planning Outcomes set out in Section 3 (Part 1).	No change.
234.6		12	There is concern about the bushfire risk from the pine plantation. Management of this risk should be addressed by the DSP.	Support in part. This concern is specifically addressed in the Bushfire Hazard Level Assessment conducted as a background study to inform the DSP. This is acknowledged in the	No change

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				submission made by the Department of Fire and Emergency Services (see submission 235).	
235	Department of Fire and Emergency Services (DFES)	All	Bushfire Management Plan (version C) considered to adequately address bushfire risk assessment and satisfactorily flags compliance issues for later planning stages.	Noted.	No change
236		13	There is sufficient parkland in the area, any additional parkland would be an overkill.	<p>Not supported. The submitter's property is entirely vegetated and is identified in the draft DSP as Parklands Subject to Confirmation. This is based on the criteria for ecological viability of bushland reserves provided on p 20 of Environmental Assessment Study, not quantity targets for any given area.</p> <p>The property is 3.844ha and is immediately adjacent to other, large parcels of Parklands Subject to Confirmation on Lot 6 Hawkins Road (4.04ha) and Lots 9 and 10 Ashby Street. The property has the potential to form part of substantial, ecologically viable bushland reserve.</p>	No change.
237		18	Support Service Commercial within Precinct 18 as the best use of the land.	Noted.	No change
238		7	Supportive of the EWDSP and in particular the proposed boundaries of Precinct 7, staging timeframe and the residential zoning and targets outlined.	Noted.	No change.
239		22	Opposed to the urbanisation of East Wimmeroo.	Noted. The EWDSP is a high level strategic document and has been prepared to guide the future urbanisation of the East Wimmeroo area.	No change.
239.1		22	Concerns regarding the predicted rise in future groundwater levels and the implications for current residents.	<p>Support in part. The draft DSP acknowledges rises in groundwater levels as a result of urbanisation as an issue which needs to be managed. Section 3.10 (Part 1) sets out the Planning Outcomes for groundwater as being managed to:</p> <ul style="list-style-type: none"> • Optimise the environmental and amenity values of wetlands; • Avoid the activation of acid sulphate soils; • Minimise the need for earthworking and the importation of fill material; and • The quality of groundwater is maintained at pre-development standards. <p>These outcomes will be achieved through the fixing of a maximum level of rise for groundwater which in turn will ensure that properties both existing and proposed will not be inundated.</p>	See modifications recommended in response to DWER's submission at 435.
239.2		22	More clarity is required regarding the outcomes for Precinct 22. The DSP lacks information defining tourism opportunities and what this may entail for residents, will subdivision opportunities be limited.	Support in part. The EWDSP investigated urbanising the Hawkins Road precinct and concluded it would remain as a rural area. The precinct presents itself as a rural area with low impact tourism and recreational opportunities availing of the foreshore environment to the north-east of Lake Jandabup. It is envisaged food and beverages facilities along the foreshore will complement the regional sporting fields, located to the north of Lake Jandabup.	See modification recommended in response to submission 118.8.

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				See response to submission 118.8.	
239.3		22	Identified Parkland Links do not provide details on wildlife crossings, solutions are required to mitigate road kill.	Not supported. Detailed studies of the proposed Parkland links at local structure plan stage will identify features, alignment width and integration with the surrounding urban form. The links are multifunctional and are intended to facilitate wildlife movement.	No change
240		5	Supportive of the EWDSP and urges State Government to fast track development for Stage 1 of the structure plan.	Noted.	No change
241		13	Proposed staging timeframe is too long. Perth needs to control urban sprawl reaching as far north as it currently has.	Refer to response for submission 017.1.	No change
242		11	Proposed timeframe should be removed from the EWDSP as per other structure plans (Alkimos). Market demand should influence development timelines.	See response to submission 017.1	No change
242.1		11	Development should be able to occur in sections of the precincts rather than as a whole. The fragmented nature of ownership allows for smaller developers and development groups to form.	See response to submission 234.1.	No change
242.2		11	Servicing requirements for the precinct should be accessed from the Wangara area to service precinct 11, with development occurring from the outer edges of the structure plan first.	See response to submission 017.1.	No change
243		7	Property is affected by the proposed transport corridor alignment and the EWDSP does not provide clarity on the confirmed alignment.	See response to submission 72.	No change.
244		2	Opposed to the neighbourhood connector through Precinct 2. The existing road network is sufficient. The character of the area will be altered increasing the risk of anti-social behaviour.	Refer to response for submission 022.	See modification recommended in response to submission 22.
244.1		2	Supportive of the rezoning from Special Rural to Special Residential which increases the value of properties in the area and provide the opportunity for families members to live close by.	Noted.	No change
245		5	Supportive of the EWDSP.	Noted	No change
246		No reference to a particular precinct	Concerned figures within the EWDSP are duplicated but does not specify which.	Noted. This does not appear to be the case.	No change
247		No reference to a particular precinct	Supportive of the EWDSP which will provide prosperity for the City of Wanneroo.	Noted	No change
248		5	The area should be subdivided due to close proximity to shops and schools. Population growth requires more houses.	Noted.	No change
249		2	Supportive of the EWDSP and the proposed Special Residential neighbourhood.	Noted.	No change
249.1		2	The proposed neighbourhood connector is required to support the higher density and reduce the hazards associated with exiting onto Lenore Road.	See response to submission 022.	See modification recommended in response to submission 22.
249.2		2	Opposed to the high density proposed surround suburban neighbourhoods, in particular Precinct 1. Larger lot areas of 800m ² will create a more positive living environment in comparison to smaller lots.	Not supported. Section 3.4: Suburban Neighbourhoods of Part 1 discusses the proposed residential density and built form for suburban neighbourhoods, in accordance with Liveable	No change.

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				Neighbourhoods. The NWSRPF outlines a minimum residential density of 15 dwelling per ha to be achieved in these types of environment to encourage the efficient use of land earmarked for residential development.	
250		2	Generally supportive of the EWDSP and Special Residential (SR) zoning however recommends the entire precinct to have the same zoning of either SR or R5. Density of Precinct 1 and 3 should gradually increase to R10.	Noted. The residential lots immediately east of Lenore Road are suited to suburban neighbourhood as identified in the North West Sub-regional Planning Framework. Additionally, see response to submission 249.3	No change.
250.1		2	Opposed to the medium density for suburban neighbourhoods as this replicates what is readily available in neighbouring suburbs. Lower density would provide a better environment for families. Submitter would like to see an overall lower density for Precinct 5, 6 & 7.	See response for Submission 249.3.	No change.
250.2		2	Supportive of the Gnangara transit station location and the surrounding density, which will be suited to young professionals. The district centre would be more beneficial if located closer to Lake Badgerup.	Not supported. The EWDSP determined the location of the district centre based on various strategic considerations. The topographical features of the land requires minimal earthworks to cater for high intensity development. The positioning of the centre maximises the amount of developable land, allowing for high density development adjacent to the transit station and within walkable catchments. The location of the transit station will ultimately determine the exact location of the district centre, as this will need to be situated to maximise patronage and the density of a walkable catchment. However, the location is likely to be as shown in the EWDSP.	No change.
250.3		2	Opposed to the neighbourhood connector, the precinct would be better served by an east/west connector with substantial roads fronting Lenore Road.	Refer to response for submission 022.	See modification recommended in response to submission 22.
251		2	Opposed to the proposed neighbourhood connector running through Precinct 2. It will destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modification recommended in response to submission 22.
251.1		2	Opposed to development that does not retain Bush Forever habitats and variety of bird life attracted.	Refer to response for submission 006.	No change.
252		13	Owners commend DPLH on EWDSP and support Suburban Neighbourhood designation of subject land.	Noted	No change.
252.1		13	Concern over potential of EWDSP (and local planning framework) to prevent any subdivision prior to finalisation of DSP/LSP.	Noted. The EWDSP is not intended to prevent consideration of development proposals which are in accordance with the zoning of the land. However, it is expected the City will consider the intentions and planning outcomes identified in the structure plan when assessing applications for development and/or subdivision to ensure proposals do not compromise the planning outcomes identified for individual precincts in the DSP.	No change.
252.2		13	Owners have been liaising with City of Wanneroo re an amendment to City of Wanneroo DSP 2 to permit a Place of Worship (Hindu temple) and incidental Reception Centre on the subject land. These land uses would be complementary to Rural and Tourism Opportunities.	Noted. The DSP is not the appropriate place to comment on the acceptability of a scheme amendment to accommodate a place of worship on a particular site, particularly at this point in time. The City of Wanneroo will determine how this	No change.

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				proposal is to be managed under the current provisions of its planning scheme.	
252.3		13	Section 2.2.11 of EWDSP should explain the inputs required for LSPs and Developer Contribution Schemes need only apply where proposals a) could impact upon the orderly and proper urbanisation of the area in future; or b) are seeking to realise urban potential of land.	Not supported. Section 5 of the EWDSP identifies further analysis that will need to be undertaken as part of the Local Structure Plan (LSP) preparation and applicable development contribution items for the relevant precincts. A LSP is required for precincts where more intensive development is proposed by the structure plan. Therefore, development within Precinct 13 will be subject to the preparation and approval of a LSP.	No change.
252.4		13	Staging plan Figure 1.16 should specify that it only concerns staging of urban development, and that other land uses can be supported outside the staging timeframes.	Not supported. The EWDSP Staging Plan identifies the broad timing and sequencing of the urbanisation of the East Wanneroo area. Prior to precincts being rezoned to give effect to urban development, individual development proposals should be considered against the prevailing zoning and whether the area's rezoning is likely and imminent.	No change.
253		6	Fully support the EWDSP and ongoing development of the East Wanneroo area.	Noted	No change.
254	City of Swan	25	Supportive of the intent of the DSP however requests the omission of Precinct 25 - East Gnangara from the structure plan area. Proposed long term staging of Precinct 25 is better suited for development within the City's western rural region alongside neighbouring suburbs.	See response to Submission 210.9.	See recommendations in relation to Submission 210.9.
255		2	Opposed to the loss of bird species due to urbanisation and the proposed neighbourhood connector through Precinct 2.	Refer to response for submissions 021 and 022.	See modification recommended in response to submission 22.
256		12	Same as submissions 234 – 234.6.	See response to submissions 234 – 234.6.	No change
257		5	Pleased to support EWDSP and early staging of Precinct 5. Keen for development of Precinct 5 and frustrated by delays in planning process.	Noted. The EWDSP anticipates development in the western portion of the precinct in the short term, however east of Franklin Road is expected to occur over the medium term, due to sewer capacity constraints. This issue may be resolved through investigative studies as part of the preparation of a local structure plan.	No change
257.1		5	EWDSP proposes local centre integrated with other uses east of Franklin Road. Owners request that final location be determined at subsequent detailed planning stage, followed balanced assessment of many factors.	Noted. The EWDSP identifies a character area east of Franklin Road, representing an opportunity for a residential environment, availing of the existing topography and excellent views. Preparation of a local structure plan and necessary studies will assist with determining the location of local centres and other uses.	No change.
258		20/21/28/25	Hanson Extractions has live applications for sand extraction in Precincts 20, 21, 25 and 28 of the EWDSP area. It is requested that that the EWDSP makes appropriate references to reflect those applications and to recognise and protect the extraction of the sand resource. Each precinct should contain provisions to apply a buffer of 500m from the edge of the mining lease boundary into the adjoin urban area.	Support in part. Draft DSP does already recognise need for sequential development in respect of the extraction of basic raw materials. Buffers to sensitive land uses are already required for Precincts 12, 13, 20 and 22 (all affected by mining tenement buffers) under Table 1.2 Local Structure Plan Outputs.	Amend Section 8 (Part 2) for Precinct 12 to add a fifth bullet point under the Servicing and Staging heading: <i>“Development in the east of the precinct may</i>

				Specific reference for the need for buffers should be included in the precinct descriptions provided in Section (Part 2).	<p><i>be affected by the buffers to mining interests in Precinct 21."</i></p> <p>Amend Section 8 (Part 2) for Precinct 13 to add a third bullet point under the Servicing and Staging heading: <i>"Development in the east of the precinct may be affected by the buffers to mining interests in Precinct 21."</i></p> <p>Amend Section 8 (Part 2) for Precinct 20 to add a third bullet point under the Servicing and Staging heading: <i>"Development in the east of the precinct may be affected by the buffers to mining interests in Precincts 21 and 25."</i></p>
259		12	In support of the urbanisation of the area, and the distribution of Urban/Suburban Neighbourhoods as per the EWDSP.	Noted.	No change.
259.1		12	The submitter's land should be incorporated into Precinct 3, as: a) Precinct 12 should be reduced to allow areas around to develop first and provide the critical population to make the centre viable, and b) Precinct 3 is small and could include land to the west/east of Badgerup Rd.	<p>Not supported. The submitter's properties are located over 1km away from the eastern boundaries of Precinct 3. There is no strong justification for extending Precinct 3 to include this area.</p> <p>See response to submission 234.1 for the importance of keeping Precinct at its current size.</p>	No change
259.2		12	As the train station is to be delivered in the long term, it can be moved eastwards so that Badgerup Road is not burdened by traffic in the medium term.	Not supported. The location and elements which make up the district centre have been carefully balanced to provide for the optimal planning outcome. The criteria considered important for determining this location is set out in Table 2.1 (Part 2) of the draft DSP.	No change.
259.3		12	The second high school in Precinct 12 is too close to the one in the District Centre, and should be placed in a Stage 3 area between the two centres, or further south in Precinct 11.	Not supported. The positioning of proposed high schools has been informed through consultation with the Department of Education and are intended to be roughly at the centre of the student catchment created by the feeder primary schools.	No change.
260		12	The EWDSP has excellent information and ten year review. Future land use cannot stay unchanged. Preservation and beautification of the unique circular lakes in the DSP area should be a priority.	Noted.	No change.

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261		18	The submitter objects to his land (Lot 200 (#415) Gngara Road), designated as <i>Parklands (subject to confirmation)</i> and requests that it be shown as <i>Service commercial</i> , as this is a high profile location, next to a four lane highway, more suited to warehouse uses.	Not supported. Notwithstanding its location, this site is one of the areas identified in the Environmental Assessment conducted for the DSP as likely to contain high priority environmental values. For this reason it has been identified as <i>Parkland (subject to confirmation)</i> .	No change.
262		18	See submission 261.	See response to submission 261.	No change.
263		18	Supportive of the proposed Service Commercial as the best use of the land.	Noted	No change.
264		18	Same as submission 263	Noted	No change.
265		11	Supportive of the zoning changes identified in the EWDSP.	Noted	No change.
266		22	Plan falls short of the promised certainty on land uses/reserves. Implications for owners should be clearer as many owners fear they will be forced to move.	Not supported. The DSP is a high level, strategic document. Its primary role is to establish the key considerations and processes which local structure plans will have to address. Greater certainty will therefore become available at the LSP stage.	No change.
266.1		22	Lakeview Street/Road should be renamed. It will not facilitate lake views and is too similar to the names of roads in other areas.	Noted. It is not the role of the DSP to decide on street names. The City of Wanneroo has established processes in place for this.	No change.
266.2		22	In section 2.2.3, plan should clearly identify all areas of MRS Rural land that will be rezoned to Urban or Industrial to accommodate 'future development'. If the Tourism Opportunities land uses in Precinct 22 will require 'future development', plan should clarify what will happen to Rural zoning.	Noted. Figure 1.1 identifies the areas which will eventually be zoned Urban or remain Rural under the MRS. The types of tourism uses envisaged for Precinct 22 are set out in Section 8 of Part 2 of the draft DSP. See responses to 118.8 and 239.2.	See modification recommended in response to submission 118.8.
266.3		22	P1 and P2 PDWSAs must continue to be protected. PDWSAs should also be shown on plan as per Figure 7 in the 2011 East Wanneroo Structure Plan Final Report.	See response to 038.2.	See modifications recommended in response to 038.2.
266.4		22	Plan should show how train station parking will be accommodated. As heavy vehicles will be using the road network, it may be safer to designate the Hawkins/Neaves Neighbourhood Connectors as Integrator Arterials. East-west connections would be improved by designating Caporn Street and Elliot Road as Integrator Arterials. Pedestrians/cyclists should be given safe routes.	Not supported. The detailed planning of the train station and associated car parking will be undertaken at a later stage. The draft DSP identifies a number of roads through the structure plan area as Integrator Arterials based on their predicted traffic volumes. These routes incorporate provisions for pedestrians and cyclists.	No change.
266.5		22	Local Parkland should include fitness equipment suitable for all ages. Parkland Links should be wide enough to accommodate pedestrians and cyclists, fauna, flora and even bridle trails.	Support in part. The equipment provided within local parkland will be decided by the City of Wanneroo. Parkland Links are intended to be multi-functional as shown in Figures 1.12 to 1.14.	No change.
266.6		22	Concept of dwelling targets should be clarified. Does the concept mean 'additional dwellings' or 'total dwellings'? Precincts 6 and 11 should be Special Residential like Precinct 2.	Noted. The dwelling targets represent total dwellings. See response relating to submissions 27 and 92.	No change.
266.7		22	On LSP requirements: a) purpose of any BRM extraction in Precinct 13 should be explained, as it appears contrary to ideal outcomes; and b) bulk earthworks in all precincts should be minimised to ensure retention of natural values.	Support in part. Precinct 13 is not affected by BRM extraction. Section 3.10 of Part 1 identifies the minimisation of earthworking and the importation of fill material as Planning Outcomes.	No change.
266.8		22	Land required for Public Purposes (or Special Uses) should be identified ASAP. Definition of Special Uses also required. What impact will growing population have on Joondalup Hospital, and will a new hospital be required in EW district? Public housing should also be provided for.	Support. The items requiring the reservation of land for public purposes such as high schools, Other Regional Roads and Parks and Recreation reserves are identified in the DSP.	No change.

				The Department of Health has not indicated there is a need for a hospital in East Wanneroo. Public sector housing will be catered for particularly in Precincts 10 and 25.	
266.9		22	Definitions of the three wetland classifications would improve Figure 2.7. Section 5.3 could be improved with more reference to the City of Wanneroo's Local Environment Strategy.	Not supported. An explanation of the three wetland classifications can be found in the District Water Management Strategy but would represent an unnecessary level of detail in the DSP. It is not clear what additional valued would be gained from referencing the Local Environmental Strategy in Section 5.3	No change.
266.10		22	Text correction required section 6.1.4: <i>A local centre is proposed adjacent to the south-eastern [should read south-western] foreshore of Lake Jandabup to take advantage of local traffic using the proposed foreshore road.</i>	Supported as this is a correction of the text.	Change the word south-eastern to south-western in paragraph 6.1.4 (part 2), under the heading Belgrade Road Lakeside.
266.11		22	Rising groundwater is a major issue, with potential to ruin many precincts. IMWF should be understood as a series of warnings.	Supported. The DSP establishes rising groundwater levels are to be comprehensively managed. The DWMS outlines the mechanism by which this will occur.	No change.
266.12		22	Precinct 23 should be referred to as an Employment Investigation Area until its ultimate land use is determined.	Support in part. See response to submission 118.7.	See recommended changes to submission 118.7.
266.13		22	Tourism Opportunities being mooted for Precinct 22 include kayaking, glamping, cafes and so on. Most of these would be better off on the northern, western and southern foreshores. Shallow water and proliferation of snakes make kayaking/glamping inadvisable. Cafes in this precinct would struggle against counterparts in centres. Best activity would be birdwatching. Precinct 22 should be buffer between lake and employment land to east.	Noted. The local structure plan prepared for Precinct 22 will consider the appropriate location of the tourism opportunities in more detail. See responses to 118.8 and 239.2.	See modification recommended in response to submission 118.8.
267		12	The submission supports the creation of three smaller precincts instead of Precinct 12 (map attached to the submission), with Precinct A being able to be developed in the short term. This is necessitated because Precinct 12 is large with multiple landowners. Therefore land assembly and coordination to prepare a complex local structure plan at this scale is potentially cost prohibitive. Also, structure plan preparation is expected to be hindered by the existing poultry farm on the intersection of Badgerup Rd and Ashby St., the lead time for the planning and delivery of transport infrastructure, and the diverse range of existing land uses.	Not supported. It is acknowledged that Precinct 12 is large and challenging. However, it contains a number of critical elements – the district centre, transit station, and urban neighbourhood which would benefit from being planned together to ensure coherence and integration. The existence of a poultry farm within Precinct 12 is a reality that will need to be catered for in the local structure plan, as happens in many other situations in Perth.	No change.
267.1		12	The High School to the south of Golfview Place is too close to the one in the District Centre, and therefore should be better placed in Precinct 5 or Precinct 13, at a mid-point between the two high schools in the centres.	Not supported. See response to submission 259.3.	No change.
267.2		12	In support of the EWDSP implementation process (Clause 2.2). It is recommended however, that the rezoning of Integrator Arterials in undertaken at the structure plan stage, the same way as with High Schools.	Not supported. The most efficient way to proceed with the reservation of the Integrator Arterials is to carry this out early prior to development occurring. This would avoid what would otherwise be a potentially piecemeal and disjointed approach to the delivery of these critical infrastructure components.	No change.
267.3		12	In support of the District Development Contribution Plan being prepared by the City. It is essential however this is initiated as soon as possible to avoid delay in the development process.	Noted. However, the WAPC has decided it will undertake the preparation of the DCP and is funding a project to do this in the 2020/21 financial year.	Refer to modification recommended for submission 118.10.
268		11	Suggests the portion of Badgerup Road north of Elliot Road should be a neighbourhood connector as it is anticipated to carry less vehicles than the extension of Sydney Road north to Hawkins Road. This section of the road alignment should be an integrator arterial.	Noted. The traffic modelling carried out for the DSP confirms the need for Badgerup Road to be an Integrator Arterial along its entire length. See response to 227.1.	No change.

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269		6	Same as submission 92	Refer to response for submission 092.	No change.
270		No reference to a particular precinct	Supportive of the EWDSP with the understanding the City of Wanneroo will fund infrastructure upgrades.	Noted. Infrastructure upgrades will be funded in part through the use of developer contribution plans.	No change.
271		11	Same as submission 242	Refer to response for submission 242.	No change.
272		14	Owner objects to proposed Parklands classification as it may affect lifestyle.	See response to submission 015.3.	Refer to modification recommended for submission 015.3.
273		6	Supports the EWDSP however propose changes to Precinct 6.	Noted	No change.
273.1		6	Request for Precinct 6 to be zoned Special Residential similar to Precinct 2. This will allow for the retention of vegetation and maintain the rural character area. Urbanisation will destroy the native wildlife habitats throughout the precinct.	Refer to response for submission 092 and 092.1.	No change.
274		6	Request for Precinct 6 to be zoned Special Residential similar to Precinct 2. This will allow for the retention of vegetation and maintain the rural character area.	Refer to response for submission 092 and 092.1.	No change.
275		12	<p>The subject property, designated as Urban Neighbourhood/District Centre, contains a poultry farm (broiler) which is intended to continue operations possibly beyond the anticipated staging timeframe.</p> <p>Given the large separation buffers required from sensitive land uses and in order to avoid sterilisation of the land, the EWDSP should give consideration to better manage land use compatibility between existing poultry farms and future urban development.</p> <p>A solution is to include a fund in the district DCP, to assist poultry farm operators to relocate.</p>	Not supported. The existence of a poultry farm within Precinct 12 is a reality that will need to be catered for in the local structure plan, as happens in many other situations in Perth. The use of a DCP is not the appropriate mechanism to address this issue and would not be consistent with SPP 3.6.	No change.
275.1		12	It is requested that the precinct is split into two to reflect the staging boundaries of Figure 1.16 of the EWDSP.	See response to 234.1.	No change.
275.2		12	Urbanisation of the precinct does not align with the EWDSP reference to preserve the diverse natural environment, it will instead destroy a unique environment.	Not supported. The feature referred to by the submitter were not identified as high priority vegetation for preservation in the Environmental Assessment conducted.	No change.
276		6	Same as submission 274	Refer to response for submission 274.	No change.
277		18	EWDSP text should specify that development of Precinct 18 is to be compatible with operational needs of Perth International Telecommunications Centre (PITC).	Supported. Section 8 (Part 2) of the EWDSP identifies Precinct 18 within 2km of the PITC and has the potential to create interference for satellite communications. Further consultation with Telstra is required to inform the local structure plan.	No change.
277.1		25	Map legends should consistently reflect the hatching over Precinct 25.	Noted. Precinct 25 is identified as subject to further planning which is discussed throughout the structure plan text although not reflected within the legend of relevant figures.	Modify legend of Figures 1.1, 2.9 and 2.13 to include subject to further planning reference.
277.2		18, 19 and 25	Support for statements that Telstra must be consulted prior to the finalisation of LSPs for Precincts 18, 19 and 25.	Noted.	No change.
277.3		25	It would be premature to rezone Precinct 25 under the MRS.	Supported. The EWDSP outlines the process for rezoning land under the MRS, requiring a conceptual local structure plan for the precinct to be prepared along with the necessary studies	No change.

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				and documentation. The urbanisation of Precinct 25 is not envisaged as a possibility until after 2051.	
277.4		25	Telstra seeks the opportunity to provide technical input into LSPs or otherwise for Precinct 25 as soon as process allows (ie prior to public release of drafts).	Supported. Consultation with Telstra is required for the preparation of a local structure plan for those precincts located within a north-western arc of the PITC, identified as precinct 18, 19 and 25.	No change.
278		Submitter lives in Precinct 9.	Keep Precinct 11 in its current form to allow for continued equestrian uses, which are important to the area.	Refer to response for Submission 16 and 27.	No change.
278.1		All	Width of parkland links should be 50m at a minimum.	Support in part. Figure 1.14 of the DSP illustrates the circumstances where a potential parkland link is created in conjunction with a linear public open space achieving a corridor which is 52m wide. The other types of parkland link utilise widened medians or verges as illustrated in Figures 1.12 and 1.13.	No change.
278.2		All	Wetlands must be preserved for wildlife.	Supported. The DSP anticipates (Paragraph 6.4.4) that all categories of wetlands will likely form part of the drainage network and be incorporated into local open spaces providing the opportunity to restore and enhance the biodiversity of these features.	No change.
278.3		8	Northern sector of Precinct 8 represents an abrupt transition from Special Rural (in Precinct 9) to Urban. This sector should be Special Residential, and link the bush reserve on Mornington Drive with Coogee Park.	Not supported. The need for a transition is obviated by the presence of Coogee Road between Precincts 8 and 9. The DSP utilises Parkland Links to connect up areas of significant bushland and wetlands. Links between relatively small areas of bushland are not the focus of EWDSP but local structure plans may identify this as a local level opportunity. Coogee Park will form part of Parkland Link between Lake Jandabup and Lake Adams.	No change.
278.4		6	Areas fringing Edgar Griffiths Park should also be low-density transition areas. EWDSP should aim to preserve as much tree canopy as possible as it cannot be replaced.	See response to submission 092.	No change.
278.5		24, 27, 10, 21, 25 and 23.	Preference for Whiteman-Yanchep Highway as alignment for EWRL. Would require less earthworking, result in less environmental damage and facilitate better park-and-ride outcomes.	See response to submission 026.1.	No change.
278.6		All	EWDSP should indicate land requirements for hospitals, seniors' homes or social housing.	The Department of Health has not indicated there is a need for a hospital in East Wanneroo. Public sector housing will be catered for particularly in Precincts 10 and 25.	No change.
278.7		All	EWDSP should ensure rising water table does not create issues. Best practice water management (eg water tanks for garden water) should also feature.	See response to submission 118.9 and submission 435.	See recommended modifications in respect of submission 435.
279		12	Supportive of the suburban neighbourhood for Precinct 12 although opposed to the associated timeframe, which is too long. To expediate development, requesting lots to the west of Badgerup Road and to the south of Grisker Road are included in Precinct 3.	See response to submission 017.1	No change.
280		11	Same as submission 28	Refer to response for submission 027.	No change

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281		11	Same as submission 28	Refer to response for submission 027.	No change
282		11	Same as submission 28	Refer to response for submission 027.	No change
283		11	Same as submission 28	Refer to response for submission 027.	No change
284		11	Same as submission 28	Refer to response for submission 027.	No change
285		11	Same as submission 27	Refer to response for submission 027.	No change
286		11	Same as submission 28	Refer to response for submission 027.	No change
287		11	Same as submission 28	Refer to response for submission 027.	No change
288		9	Request to rezone from rural to urban along with neighbouring properties due to proximity to existing residential communities and to allow subdivision into smaller lots. The rezoning will allow owners to downsize and remain within the community.	Refer to response for submission 016.	No change
289		11	Same as submission 28	Refer to response for submission 027.	No change
290		9	Similar to #288 & #291	Refer to response for submission 016.	No change
291		9	Same as submission 288 Servicing can be extended from Precinct 10 which is being urbanised.	Refer to response for submission 016.	No change
292		11	Same as submission 28	Refer to response for submission 027.	No change
293		11	Same as submission 28	Refer to response for submission 027.	No change
294		11	Same as submission 28	Refer to response for submission 027.	No change
295		11	Same as submission 96	Refer to response for submission 096.	No change
296		11	Same as submission 96	Refer to response for submission 096.	No change
297		11	Same as submission 96	Refer to response for submission 096.	No change
298		20	Same as submission 96	Refer to response for submission 096.	No change
299		20	Same as submission 96	Refer to response for submission 096.	No change
300		20	Same as submission 96	Refer to response for submission 096.	No change
301		20	Same as submission 96	Refer to response for submission 096.	No change
302		20	Same as submission 96	Refer to response for submission 096.	No change
303		20	Same as submission 96	Refer to response for submission 096.	No change
304		11	Same as submission 96	Refer to response for submission 096.	No change
305		11	Same as submission 96	Refer to response for submission 096.	No change
306		11	Same as submission 96	Refer to response for submission 096.	No change
307		11	Same as submission 96	Refer to response for submission 096.	No change
308		20	Same as submission 96	Refer to response for submission 096.	No change
309		20	Same as submission 96	Refer to response for submission 096.	No change
310		20	Same as submission 96	Refer to response for submission 096.	No change
311		11	Same as submission 96	Refer to response for submission 096.	No change
312		11	Same as submission 96	Refer to response for submission 096.	No change
313		11	Same as submission 96	Refer to response for submission 096.	No change
314		11	Same as submission 96	Refer to response for submission 096.	No change
315		8	Strong support for Stage 1 status of Precinct 8 for the idea of precincts being permitted to undertake concurrent MRS and LP Scheme Amendments.	Noted.	No change
315.1		8	Submitter has provided further information to show that the southern portion of Lot 5 can be developed as Suburban Neighbourhood. This portion is the subject of an existing EPBC Act approval for the clearing of 3ha of vegetation.	Supported. The EPBC approval should be reflected in the DSP.	Amend Figures 1.1, 1.3, 2.9 and 2.13 to remove Parkland (subject to confirmation) notation from southern portion of Lot 5 Mornington Drive and show as

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					Suburban Neighbourhood instead.
315.2		7 and 8	Boundaries of Precincts 7 and 8 should be reviewed so that foreshore buffers and Lake (Mariginiup) are all in Precinct 7.	Not supported. The drainage solution for Precincts 7 and 8 both rely in part on Lake Mariginiup acting as a detention basin. The amenity of the neighbourhoods created across both precincts is also substantially derived from their relationship with the lake. It is therefore appropriate that the local structure plans for both precincts address the foreshore areas of the lake. The additional water investigations undertaken to enable the DWMS to be finalised includes a recommendation that a foreshore management plan for Lake Mariginiup should be undertaken by DBCA and funded through the district-wide DCP.	See modifications recommended in response to DWER's submission 435.
315.3		8	Poultry farm buffer will compromise development across a large area of Precinct 8. EWDSP should allow for staged LSPs so that other landowners across precinct can develop while poultry farm still operates.	Not supported. The existence of a poultry farm within the precinct is a reality that will need to be catered for in the local structure plan, as happens in many other situations in Perth.	No change.
315.4		8	Proposed neighbourhood connector routes unnecessary. Would require extensive acquisition and construction funding. It would be better to use the existing road reserves of Coogee Road and Ranch Road (see map attached to submission).	Supported. See response to Submission 134.4.	See recommendations in relation to Submission 134.4.
315.5		8	Precinct 8 not subject to amendments associated with regional roads, high school reserves etc. There is no sound reason why an LSP cannot be immediately progressed. A deed of agreement option between City and developer could obviate the need to wait for a District Developer Contribution Plan.	Noted. The DSP in general outlines a process which requires a District Developer Contribution Scheme be in place prior to lifting of MRS Urban Deferred status and subsequent acceptance of LSPs. It is acknowledged however that Precinct 8 is not subject to MRS amendments, however, development in the precinct will contribute to the need for land to be reserved for these purposes. A deed of agreement option between City and developer could be considered by the City on its merits at an appropriate time.	No change.
316		5	Supportive of the EWDSP	Noted.	No change
317		7	Landowners in Precinct 7 occupy land with excellent, immediate development potential and are supportive of draft EWDSP. DSP should be changed to allow Precinct 7 to be developed in Stage 1 instead of Stage 2. Work on LSP for this Precinct underway. Submitter ready to lodge LSP early-mid 2021.	Noted. Following endorsement of the EWDSP, there will be a number of changes that need to be put in place before land within the structure plan area can be subdivided and developed. All district level processes – such as the preparation of a district-wide DCP and the reservation of transport corridors - must be completed prior to the commencement of precinct level process. However, there is an acceptance for processes to be undertaken in parallel where possible. Support in part. The Staging Plan included in the DSP is a reflection of the anticipated timing of urbanisation of different parts of the DSP. It is not a mechanism which is intended to be used to control how quickly urban development will progress across the DSP area. In the case of	Amend Figure 1.12 to extend the Stage One boundary in Precinct 7 to the east to align with Mariginiup Road.

				Precinct 7 and the progress made in unlocking the servicing of a wider area with sewer (see submission 012), it is however, appropriate to extend the Stage one area of this precinct further to the east to align with Mariginiup Road.	
317.1		7 and 15	Route of Integrator Arterial Road & Transit Corridor through Precinct 7 should be improved at LSP stage. Current proposed route traverse high, steep ground; crosses a REW; and doesn't allow for more refined train station/neighbourhood centre/high school site in Precinct 15.	Not supported. More detailed investigations will be undertaken by the PTA to establish the exact position of the alignment and the extent of the reservation needed through the DSP area. This will need to be done for the whole of the area rather than via refinements developed on a precinct by precinct basis.	No change.
318		13	Supportive of the EWDSP and the transition to a fully urban location. Although opposed to the long timeframe for development to occur.	Refer to response for Submission 015.2.	No change.
318.1		13	Suggested relocation funds is incorporated into the development contribution plan to assist with relocation of poultry farm operators hindering development due to the buffer zone.	Not supported. Developer contribution schemes are designed to fund public infrastructure, not relocate private operations to make land available for development. The existence of poultry farm in a g precinct does not prohibit the preparation of an LSP in accordance with process outlined in EWDSP Part 1. Sectors of precinct not affected by a poultry farm buffer can be develop as soon as the process outlined in Figure 1.2 District Planning Process Flowchart is complete.	No change.
319		15 & 16	Opposed to the proposed alignment of the Transit Corridor, as it traverses an identified Aboriginal Heritage site. The alignment should be consistent with the Sub-Regional Frameworks which shows it running along the eastern edge of the DSP area.	Not supported. The alignment of the transit corridor takes into account the Aboriginal Heritage values in Precinct 16 and has been the subject of consultation with the Whajuk Working Party through the South-west Aboriginal Land and Sea Committee. The alignment is consistent with the NW Subregional Planning Framework. In terms of the submitter's concerns about the transit corridor/rail line, see response to submission 026.1.	No change
320		13	Same as submission 234	Refer to response for submission 234.	No change
321		2	Opposed to neighbourhood connector running through the precinct. Existing environment allows for horse riding through the estate with minimal traffic.	Refer to response for submission 022.	See modification recommended modification in response to 022.
321.1		2	Is supportive of special residential if it allows horses to be kept on the property.	Noted.	No change
322		3	Supportive of the EWDSP however request for the Parklands (subject to confirmation) classification to be revised for 62 Nicholas Road. An environmental study was undertaken to identify the nature of the vegetation on site. The report identified the condition of vegetation in the southern portion as degraded to completely degraded. Condition of vegetation in the northern half of the lot is identified as very good to excellent.	Support. The EWDSP identifies the subject land as a high priority vegetation area for further investigation. The subject site along with two lots immediately to the north, are identified as high priority as it forms a large consolidated patch, within a regional ecological linkage and is considered of high value in a local natural area. The Environmental Report undertaken for the subject site identifies vegetation in the northern portion of the site as having a high probability of containing Threatened Ecological Community (TECs) and may contain rare fauna due to the high quality vegetation.	Redefine the area identified as high priority vegetation area for further investigation on Lot 62 (No.62) Nicholas Road, Wanneroo. Identify the southern portion of the lot as Suburban Neighbourhood. Figures 1.1, 1.3, 2.9 and 2.13 to

				<p>However, the southern portion of the site does not contain declared rare fauna and was rated as degraded to completely degraded due to an abundance of weeds and greatly reduced tree canopy.</p> <p>The detailed site specific investigation identifies the northern portion of the site to be retained as Parkland (Subject to Confirmation) and to remove the southern portion.</p>	be amended accordingly.
323		2	Opposed to the rezoning of Special Residential and the proposed neighbourhood connector running through Precinct 2. It is detrimental to the character of the area and directly impacts their home.	Refer to response for Submission 021 and Submission 022.	See modification recommended modification in response to 022.
323.1		2	Proposes a buffer between Precinct 1 and Precinct 2 by way of road or parkland link to allow existing landowners to continue keeping animals on their land.	Support in part. The EWDSP identifies the need for sensitive landscaping for the interface between the suburban neighbourhood and the special residential area. Local road network will be further investigated at local structure plan stage.	No change.
324		2	Opposed to the rezoning of Special Residential and the proposed neighbourhood connector running through Precinct 2. It is detrimental to the character of the area and directly impacts their home.	Refer to response for Submission 021 and 022.	See modification recommended modification in response to 022.
324.1		2	Consideration needs to be given to setbacks and areas of proposed lots in Precinct 1 to retain existing trees and reduce air pollution. Tree retention will act as a noise buffer to the special residential lots in Precinct 2, due to the increase in density.	Supported. The EWDSP addresses the need for sensitive landscaping between the suburban neighbourhood and the special residential area.	No change
325		2	Strongly opposed to the proposed neighbourhood connector through Precinct 2 which will result in the loss of amenity in the precinct, therefore no justification to remain as Special Rural. It appears only to benefit Precinct 1 landowners and developers.	Refer to response for submission 022.	See modification recommended modification in response to 022.
325.1		2	Neutral opinion on the rezoning of Bebich Drive as many properties only have the potential to subdivide into two properties.	Noted. The EWDSP allows for lots within the special residential to be 2000m ² or larger.	No change
325.2		2	The proposed dwelling target for Precincts 1 and 3 need to be amended to reflect the land capable of development, excluding Bush Forever sites and drainage pits.	Not supported. The EWDSP provides an approximate residential yield for each of the precincts. Through preparation of a more detailed local structure plan, the detailed work regarding retention of vegetation and drainage requirements, a more precise figure for dwelling yield will be identified.	No change.
325.3		2	Development poses a risk to the rare species within the precinct. The clearing of Bush Forever sites will lose the variety of birdlife.	See response to submission 006. The DSP does not provide for the clearing of Bush Forever sites. 3 portions of BF327 are potentially subject to negotiated planning solutions as these were identified in the Environmental Assessment as being of degraded quality.	No change.
325.4		2	The Bushfire Hazard Level Assessment appears to have inconsistencies for Bebich Drive, identifying the nature of the existing vegetation, access restrictions resulting in an extreme hazard level rating.	Not supported. The Bushfire Hazard Level (BHL) Assessment undertaken provides a preliminary examination of how likely development can comply with relevant criteria for planning in	No change.

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				bushfire prone areas and ensuring suitable multiple access to localities and development sites. Until a subdivision design is contemplated and demonstrates compliance with the criteria, the BHL provides an assessment at a strategic level only. Through preparation of the local structure plan for precinct 2, bushfire hazard will be further investigated in the form of a Bushfire Management Plan.	
326		5	Owners welcome EWDSP and the direction it provides.	Noted.	No change.
326.1		5	Serious concerns with proposed rail link and its effect on transit corridor reserve widths, which will fragment many landholdings and render them unsuitable for medium density development. Effects will be especially undesirable in Stage 1 areas. Better route for rail link would be east of Lake Jandabup, where staging and industrial land uses are more suited to the long-term planning required for heavy infrastructure.	Refer to response for submission 026.1.	No change.
326.2		5	Concerns with wastewater infrastructure across East Wanneroo district and its capacity to service new development.	Noted. The EWDSP anticipates development in the structure plan are to commence from the western boundary in an eastwards direction, this is considered to be the most efficient way in order to accommodate wastewater infrastructure. The Engineering Servicing Report identifies two existing sewer catchments which are capable of servicing areas to the west of the structure plan. These catchments will require further extension to allow for servicing of land further to the east.	No change.
327		2	Supportive of the EWDSP.	Noted.	No change.
328		8	Owner supports Suburban Neighbourhood designation of Lot 4.	Noted.	No change.
328.1		8	Precinct 8 should be broken into "Precinct 8a" (Ranch Road North) and "Precinct 8b" (Ranch Road South) as character/planning considerations are different for each. Poultry farm in "Precinct 8b" is likely to slow development across whole precinct unless an LSP for "Precinct 8a" can be progressed separately.	See response to Submission 134.1.	No change.
328.2		15	Neighbourhood centre proposed for Precinct 15 should be west, not east of Mariginiup Station to better cater to local residents. Urban neighbourhoods associated with this station should be extended to north and south.	See response to 119.2	No change.
328.3		8	Alignment of Parkland Link running north south beside Lots 3 and 4 Coogee Road should be clarified with cadastral information. Parkland Link should be realigned further to east so as to better connect Little Lake Mariginiup with Lake Adams; or be realigned to west to draw on Parklands (Subject to Confirmation).	Support in part. Given the recommended modifications which would see the removal of the Parkland (subject to confirmation) notation from a number of lots in the central area of the precinct, the Parkland Link through this area would be better aligned with Little Lake Mariginiup, and therefore should be shifted slightly to the east.	Amend Figures 1.1 and 2.13 to shift the Parkland Link running between Lake Adams and Lake Mariginiup slightly to the east.
328.4		8	Alignment of north-south neighbourhood connector road not supported. Unnecessarily duplicates Pinjar Road. Compromises developable land. Should be realigned to follow edges of lake reserves.	See response to Submission 134.3.	No change.
328.5		8	East-west neighbourhood connector unnecessarily duplicates Coogee Road. Should be extension of Ranch Road instead.	See response to Submission 134.4.	See recommendations in relation to Submission 134.4.
329		8	Owner supports Suburban Neighbourhood designation of Lot 3.	Noted.	No change.

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329.1		8	Precinct 8 should be broken into Precinct 8a (Ranch Road North) and 8b (Ranch Road South) as character/planning considerations are different for each.	See response to Submission 134.1.	No change.
329.2		8	Neighbourhood centre proposed for Precinct 15 should be west, not east of Mariginiup Station so as to better cater to local residents. Urban neighbourhoods associated with this station should be extended to north and south.	See response to 119.2.	No change.
329.3		8	Alignment of Parkland Link running north south beside Lots 3 and 4 Coogee Road should be clarified with cadastral information. Parkland Link should also be realigned further to east so as to better connect Little Lake Mariginiup with Lake Adams, or to west to draw on Parklands Subject to Confirmation.	See response to Submission 328.3.	See recommendations in relation to Submission 328.3.
329.4		8	Alignment of north-south neighbourhood connector road not supported. Unnecessarily duplicates Pinjar Road. Compromises developable land. Should be realigned to follow edges of lake reserves.	See response to Submission 134.3.	No change
329.5		8	East-west neighbourhood connector unnecessarily duplicates Coogee Road. Should be extension of Ranch Road instead.	See response to Submission 134.4.	See recommendations in relation to Submission 134.4.
330		11	Opposed to the urbanisation of Precinct 11. It is requested that precinct 11 is identified as a transition area and remain Rural Residential. The existing rural and environmental values as identified in MRS 1308/41 justify Rural Residential. In comparison, Precinct 2 - Special Residential and Precinct 9 - Rural, are both suited for urbanisation.	See response to Submission 027.	No change.
330.1		11	Supportive of the draft EWDSP staging.	Noted.	No change.
331		12	Same as submission 234	See response to submission 017.1	No change.
332		12	Supportive of the EWDSP	Noted	No change.
333		11	Suggests the portion of Badgerup Road north of Elliot Road should be a neighbourhood connector as it is anticipated to carry less vehicles than the extension of Sydney Road north to Hawkins Road. This section of the road alignment should be an integrator arterial.	See response to Submission 268.	No change.
333.1		11	Remainder of submission same as Submission #330	See responses to Submissions 27.	No change.
334		No reference to a particular precinct	Opposed to development the East Wanneroo area. No reasons provided.	Noted	No change.
335		12	Submitter has invested money into their property with the vision to use the improved value as their retirement fund. The EWDSP proposes to delay this a further 10 - 30 years. The indicative road alignment to the north and south of the property and proposed transit corridor through their property hinders the opportunity for developers to purchase and develop.	Noted. See response to 015.3	No change.
335.1		12	In addition, agree with the points raised by the Gnangara United Landowners Association (GULA) Submission #234	See response to submission 234.	No change.
336		6	Request for Precinct 6 to be zoned Special Residential similar to Precinct 2. This will allow for the retention of vegetation and maintain the rural character area.	Refer to response for submission 092 and 92.1.	No change.

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337		2	Opposed to the rezoning of Special Residential and the proposed neighbourhood connector running through Precinct 2. It is detrimental to the character of the area and directly impacts their home.	Refer to response for Submission 021 and Submission 22.	See modification recommended in response to 022.
337.1		2	Opposed to the proposed 1500 additional dwellings and subsequent road through Precinct 1. This will impact Precinct 2 directly by increasing the traffic through the precinct. Native animals are also at risk with the increase in traffic.	Refer to response for Submission 325.2 and 022.	See modification recommended in response to 022.
337.2		2	Opposed to the urbanisation of Precinct 1 and the impact this will have on native wildlife, particularly the endangered Carnaby's cockatoos and the availability of foraging sites.	Not supported. The North West Sub-Regional Planning Framework identifies land within Precinct 1 as Urban Expansion allowing for further detailed planning to be undertaken before urban development can take place. The EWDSP has investigated the environmental attributes, infrastructure, servicing and movement networks and concluded the precinct is suitable for a suburban neighbourhood.	No change.
338		13	Supportive of the EWDSP	Noted	No change.
339		11	Same as submission 242	Refer to response for submission 017.1.	No change.
340		10	Supportive of the inclusion of South Pinjar in the structure plan area. This supports the current development occurring in Banksia Grove and represents a logical progression of development from west to east.	Noted.	No change.
341	Department of Education	All	The proposed location of the public secondary schools appears consistent with earlier DoE advice, as long as locations are viable.	Noted. The precise location of public secondary school sites will be defined at local structure plan stage, in consultation with the Department of Education.	No change.
341.1			WAPC DC Policy 2.4 requires 33 public primary schools for EWDSP area, not 25-30 as per text at Section 6.2.2.	Noted. The number of public primary school sites identified in the draft EWDSP does not account for potential primary schools in Precinct 25 because of the need for further investigations to be carried out before the extent of urbanisation here can be confirmed. Four primary schools would be needed in Precinct if a yield of 6,000 dwellings was realised. For this reason the estimate of 25 to 30 primary schools indicated in the draft plan remains accurate.	Update Table 1.2 to reflect the precinct requirements for primary schools.
341.2			WAPC DC Policy 2.4 requires that 6 public secondary schools be provided. Previous advice from the DoE identified 5 public high schools as being necessary, however this was on the basis of there being capacity at the existing Wanneroo Secondary College. Upon further consideration this does not appear to be the case. DoE requests the additional site should be located in Precinct 6.	<p>Support in part. Given the distribution of high school locations in the advertised draft DSP, the accommodation of a sixth school in Precinct 6 does not represent a logical or optimal position. The distance between the high school location shown just to the south-west of the Mariginiup Neighbourhood Centre and the most appropriate position in Precinct is only 2.5km.</p> <p>A more appropriate solution would be to move the Neighbourhood Centre high school south so that it occupies a position in the north-western quadrant of the intersection formed by Caporn Street and Mariginiup Road. This would bring a high school into the stage one area of the EWDSP (see submission 317) and locate it in Precinct 7 which is anticipated to be one of the first precincts to be developed.</p>	<p>Amend Figure 1.1 to shift the High School site south west of Mariginiup Station to the north-western quadrant of the intersection formed by Caporn Street and Mariginiup Road.</p> <p>Amend Figure 1.1 to show a high school positioned slightly north of the Regional Sporting Fields.</p>

				A logical position for the sixth high school would then be in Precinct 15 just to the north of the proposed Regional Sporting Fields. Subsequent reviews of the EWDP can consider whether in fact a high school in this part of the DSP area is actually needed.	Amend Section 6.2.1 to reflect the requirement for six high schools and make consequential changes in this section. Update Table 1.2 Local Structure Plan Outputs to reflect the requirement for a high school site in Precinct 7.
341.3			WAPC DC Policy 2.4 still requires that 10ha be provided for each secondary school, regardless of situation in centres as per Section 3.1 of EWDP.	Noted.	No change
341.4			DoE does not support integration of secondary schools with natural features such as wetlands, bushland, water courses etc as the associated risks are too high.	Support in part. Whilst it is acknowledged there may be risks associated with being integrated with wetlands and areas of bush, in most case these would be capable of being suitably mitigated. These matters will be considered in detail at local structure planning stage, but for the purposes of the DSP, the DoE's concern can be easily addressed by deleting the words "natural features" from this Planning Outcome.	Modify Section 3.9 (Part 1) by amending the following Planning Outcome for High Schools to read: <i>"Schools are integrated with the surrounding urban structure and road network."</i>
314.5			DoE generally supportive of sharing primary school playing fields with local government, but has reservations about co-locating other community facilities in primary schools especially when parking, traffic and safety issues could worsen.	Noted. It is anticipated these matters can be reconciled through the preparation of local structure plans.	No change.
341.6			Owing to bushfire risk, DoE request that LSP requirements for Precinct 13 (in Section 8) omit reference to primary schools <i>must</i> be positioned in conjunction with parkland links/remnant bushland.	Supported. The language use is too strong and should be reworded.	Modify Section 8 (Part 2) in Precinct 13 to reword the 4 th LSP requirements as follows: <i>"Three primary schools are likely to be required within the precinct and there is an opportunity for them to be positioned with the Parkland Links."</i>
342		2	Opposed to the neighbourhood connector through Precinct 2 and proposed change to Special Residential.	Refer to response for Submission 21 and Submission 22.	See modification recommended in response to 022.
342.1		2	The existing bush track in Precinct 3 should remain, providing a buffer zone to new development on Nicholas Road, which should be zoned Special Residential rather than Urban.	Refer to response for Submission 54.2.	No change.
342.2		2	Development requirements for Precinct 1 should be sensitive to Precinct 2, considering setbacks and buffering measures.	Refer to response for Submission 324.1	No change.

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343		2	Opposed to the rezoning from Special Rural to Special Residential. The existing neighbourhood offers a lifestyle and character which are the reasons many residents bought into the area.	Refer to response for Submission 021.	No change.
343.1		2	Opposed to the neighbourhood connector from Mary Street to Elliot Road. The long term staging and indicative neighbourhood connector will impact on the sale of houses in the area.	Refer to response for submission 022.	See modification recommended in response to 022.
343.2		2	The removal of trees and habitat in the area will have a huge impact on the environment.	See response to submission 006. The EWDSP promotes the retention of existing native vegetation and environmental values and for these elements to be incorporated when preparing the Local Structure Plan.	No change.
344		2	Opposed to the neighbourhood connector through Precinct 2. The existing road network is sufficient and will only increase the risk of traffic accidents. The character of the area will be altered.	Refer to response for submission 022.	See modification recommended in response to 022.
344.1		2	Supportive of the rezoning from Special Rural to Special Residential which increases the value of properties in the area and provide the opportunity for families members to live close by.	Noted	No change.
345		20	Supportive of the EWDSP	Noted	No change.
346		9	Support of the EWDSP	Noted	No change.
347		2	Opposed to the EWDSP. No reasons given.	Noted	No change.
348		13	The subject property, designated as Suburban Neighbourhood, contains a poultry farm (free range) with the intention to continue operations, possible beyond the anticipated staging timeframe of the precinct. The EWDSP should give consideration to better manage land use compatibility between existing poultry farms and future urban development. A solution is to include a fund in the district DCP, to assist poultry farm operators to relocate.	Refer to response for submission 318.1.	No change.
349		3	Overall support for the draft EWDSP however object to the Elliot Road realignment. The submitter's property is directly impacted by the Elliot Road extension. Submitter requests Elliot Road be continued eastwards towards Benmuni Road and the extension commence at the intersection. This will allow for continued used of their property with no reserve restrictions.	Noted. Elliot Road is anticipated to be extended eastwards from Lenore Road and provide connectivity to the proposed Whiteman Yanchep Highway, with the intention to replace Jambanis Road and Joyce Road. The extension of Elliot Road shown in Figure 1.1 is indicative and further detailed studies to inform the road reservation process will determine the necessary width and alignment through the design work to be undertaken by the WAPC.	No change.
350		5	Supportive of development in the area.	Noted	No change.
351		2	The EWDSP puts the lifestyle character of precinct 2 at jeopardy. The Special Residential is of concern, as it will force the owner owing a horse, to move.	Refer to response for Submission 021.	No change.
351.1		2	The indicative neighbourhood connector will impact on the sale of houses in the area. Lenore Road should be widened to two lanes to provide for additional traffic proposed and reduce the impact on the Bebich Drive precinct.	Refer to response for submission 022. Lenore Road is intended to be upgraded to Integrator Arterial status.	See modification recommended in response to 022.
351.2		2	The homeowner has paid a substantial amount of Stamp Duty for his property which ought to be refunded due to the change in zoning and lifestyle they bought into.	Not supported. The EWDSP is a high level strategic document and has been prepared to guide the urbanisation of the East Wanneroo area. Compensation is available to property owners who are directly affected by new reservations, for roads, parks and	No change.

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				recreation and high school sites at a district level. Precinct Development Contribution plans will outline compensation for items at local level.	
352		2	Opposed to development in Precinct 2. Purchased their property for the peace and tranquillity of the area which will be disturbed through development.	Refer to response for Submission 021.	No change.
353		13	Supportive of the overall structure plan however proposed timeframe should be removed from the EWDSP as per other structure plans (Alkimos).	Refer to response for Submission 015.2 and 017.1.	No change.
353.1		13	Viability and timing assessment needs to be undertaken for the District Centre and adjoining urban neighbourhoods. The proposed land area appears too large.	See response to 234.2.	No change.
353.2		13	Proposed infrastructure needs to provide more certainty for landowners and avoid existing development. Major roads should be co-located with the transport corridor. The proposed rail line should be underground and commitment confirmed from the State Government in relation to funding.	See response to 234.4.	No change.
353.3		13	The EWDSP needs to justify the location of 3 proposed high school sites to the south of the DSP area.	See response to 259.3.	No change.
353.4		13	Management of the bushfire risk east of Gngara from the pine plantation needs to be addressed in the DSP.	Management of bushfire risk east of Gngara from pine plantation covered in detail in <i>Strategic Bushfire Hazard Level Assessment Bushfire Management Plan</i> . Plan asserts that risk can be adequately managed at LSP level. Note that <i>Strategic Bushfire Hazard Level Assessment Bushfire Management Plan</i> is supported by DFES.	No change.
354		5	Supportive of the proposed Character Area in Precinct 5.	Noted.	No change.
355		2	Supportive of the EWDSP however does not support the proposed staging for Precinct 2 or the neighbourhood connector as it will dramatically change the character of the area.	Refer to response for Submission 045.1.	No change.
356		2	Existing road infrastructure is capable of accommodating existing and proposed traffic, it is not necessary to introduce a neighbourhood connector through the area.	Refer to response for submission 022.	See modification recommended in response to 022.
357		9 and 11	Same as submission 278	Refer to response for Submission 278.	No change.
358		12	Request for new proposals to be expediated as previous plans have taken too long.	Noted.	No change.
359		11	Opposed to the EWDSP as it fails to recognise retention of current bushland which is vital for global warming. Urban development brings anti-social behaviour, traffic and the destruction of wetlands/bushland.	Not supported. See response to Submission 6.	No change.
359.1		11	Waste water should be recycled rather than discarded into the ocean. This could assist farmers and firefighters with their requirements for water.	Not supported. The urbanisation of the DSP area will involve the use of reticulated sewers to transfer wastewater for treatment at Water Corporation's facilities.	No change.
359.2		11	Infrastructure in the EWDSP area is paramount to ensure the best outcome for the future.	Noted. Infrastructure issues explored in detail in EWDSP Part 2 Section 7. Part 1 Section 6 Staging of Development includes Figure 1.16 Staging Plan and covers the implications of infrastructure for development.	No change.

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360		12	Supportive of the proposed suburban neighbourhood for Precinct 12 however the proposed staging is too long and requests for the area west of Badgerup Road to Grisker Road be included in Stage 1.	See response to Submission 017.1	No change.
361		12	The submitter objects to his property (1ha) being designated as High School, and requests that the designation be removed from the EWDSP map, because: a) it is premature to designate the entire landholding, ahead of the structure plan for Precinct 12. b) adjoining landowners are unaware the High School (10ha) will need to encompass additional landholdings in the locality, c) school sites have been selected on the basis of servicing catchment rather than land suitability. This site is highly treed on a ridge line, therefore not entirely suitable, d) this curtails the development option if the owner wishes to develop or sell.	See response to submission 259.3. It is important to note these locations are indicative at this stage and the local structure plan process will determine the final location.	No change.
361.1		12	The submitter requests that his property is rezoned by a forthcoming MRS amendment from Rural to Urban Deferred to bring it into conformity with other landholdings in Precinct 12.	Not supported. The DSP outlines the process by which land will be rezoned in sections 2.2.3 and 2.2.6 of Part 1.	No change.
361.2		12	The EWDSP should include more information on the Implementation strategy, in terms of stakeholder responsibilities and the anticipated timeframes within Precinct 12.	See response to submission 017.1	No change.
361.3		12	Having regard to the servicing report and the upgrade of Badgerup Rd, the southern portion of the precinct should be included in the medium-term development timeframe.	Not supported. The Staging Plan included in the DSP is a reflection of the anticipated timing of urbanisation of different parts of the DSP. It is not a mechanism which is intended to be used to control how quickly urban development will progress across the DSP area, provided that the district level processes referred to in Part 1 of the DSP have been completed.	No change.
361.4		12	The current operation of the intersection of Ocean Reef Rd and Badgerup Rd is of concern, and is expected to worsen once development in the locality commences. Consideration should be given to the intersection treatment and vehicle management plans for bulk earthworks during the construction phases.	Supported. The more detailed design work that is necessary to finalise the alignment and width of Other Regional Roads such as Badgerup Road will consider the appropriate intersection treatments.	No change.
362		9	Owner supports EWDSP, especially the focus on protecting wetlands, heritage and the natural environment.	Noted.	No change.
363		7	Overall support for the EWDSP however requests for the inclusion of all lots fronting Caporn Street are included in Stage 1 timeframe for development. This would allow for the entire streetscape to be developed together and avoid partially developed areas and reduce costs. Expansion of existing services will provide the opportunity to develop the nearby school site.	Not supported. The Staging Plan included in the DSP is a reflection of the anticipated timing of urbanisation of different parts of the DSP. It is not a mechanism which is intended to be used to control how quickly urban development will progress across the DSP area, provided that the district level processes referred to in Part 1 have been completed.	No change.
364		No reference to a particular precinct	Aboriginal Heritage, environmental values and ecological links to bushland and lakes need to be prioritised.	Supported. The DSP addresses the submitter's concerns through the acknowledgement and alignment of the integrator arterial road and positioning of parkland areas in Precinct 16 and the use of Parkland Links connecting up areas of bushland with lakes.	No change.
365		12	The submission requests that the railway line follows the highway to avoid the wetland strip in Precinct 12, and that a CAT bus service is used to serve the public transport needs in the area.	See response to submission 026.1.	No change.

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365.1		12	Elliot Rd should be kept along Jambanis Road to avoid destruction of multiple properties and established trees.	See response to submission 72.2.	No change.
365.2		12	A plan should be put in place to keep the red tail cockatoo roost spots as well as areas around wetlands, as Special Residential or Bush Forever, as a buffer to high density residential areas.	See response to submission 006.	No change.
365.3		12	The EWDSP does not reflect the vision in the document, as it does not protect the history of the area, the wetlands, flora/fauna and does not avoid delivery of another Hocking/Pearsall/Ashy/Tapping/Banksia Grove type of development.	See response to submission 006.	No change.
366		12	To avoid low lying land and holding the area ransom, it is proposed that the Gnangara district centre and the train station is placed in the pine plantation to the north of precinct 25, on government owned land.	See response to 250.2.	No change
367		No reference to a particular precinct	Does not support the draft EWDSP in its current form. The EWDSP needs to confirmed rail line and funding to ensure employment targets can be met. Demonstrate how the employment targets will be delivered without impacting other areas in the North East corridor.	Not supported. The DSP sets out how the urbanisation of East Wanneroo should occur to give effect to the framework established in the North-west Subregional Planning Framework.	No change
367.1		No reference to a particular precinct	Land ownership surrounding the neighbourhood and district centres need to be consolidated and a mechanism needs to be in place to ensure orderly and proper planning across the precincts.	Not supported. Once developers have greater certainty regarding the form and timing of the urbanisation and the positioning of key elements such as the district and neighbourhood centre, market forces will drive the consolidation of land ownership.	No change
367.2		No reference to a particular precinct	Allowing development to proceed on the basis of existing servicing being available has the potential to create problems for the State. A long term solution needs to be identified for necessary services.	Supported. The DSP identifies the infrastructure needed to serve the new development anticipated.	No change
367.3		No reference to a particular precinct	A detailed staging plan needs to be implemented to ensure timely development across the precinct.	Not supported. The staging and timing outlined in the EWDSP is based on known constraints and the associated planning processes to allow for development. The DSP acknowledges that these timelines are dependent on the performance of the WA economy. In this context it would be inappropriate to impose specific timeframes for development.	No change
368		No reference to a particular precinct	Supportive of the EWDSP and encourages protection of Aboriginal Heritage, environmental values and ecological links to bushland and lakes.	Supported. See response to submission 364.	No change
369		No reference to a particular precinct	Supportive of the EWDSP on the grounds Aboriginal Heritage, environmental values and ecological links to bushland and lakes are prioritised.	Supported. See response to submission 364.	No change.
370		18	Similar issues as submission 153	Refer to response for submission 153.	No change.
371		12	Same as submission 234	Refer to response for submission 234.	No change.
372		20	Precinct 20 should be in Stage 1, not Stage 3. The staging timelines should be removed from the EWDSP.	See response to submission 017.1.	No change.
372.1		12/13	Precincts 12 and 13 are too large. Development should be able to proceed within sections of the precincts, to allow smaller developers and groups of landholders to develop.	See response to submission 234.1	No change.

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372.2		No reference to a particular precinct	Regional Roads should be fast-tracked to decrease congestion, and road design should avoid existing development.	See response to submission 234.3	No change.
372.3		No reference to a particular precinct	Compensation arrangements for high schools, major roads and conservation areas, as well as the responsibility for the preparation of Development Contribution Plans needs to be clarified	See response to submission 015.3	Refer to modification recommended for submission 015.3.
373		No reference to a particular precinct	Supportive of the EWDSP and encourages protection of Aboriginal Heritage, environmental values and ecological links to bushland and lakes.	See response to submission 368.	No change.
374		No reference to a particular precinct	Important to support Aboriginal Heritage, environmental values and ecological links to bushland and lakes. Acid Sulphate Soils need to be protected and not disturbed.	See response to submission 368.	No change.
375		20	Precinct 20 should be in Stage 1, not Stage 3.	See response to submission 017.1	No change.
376		No reference to a particular precinct	Careful planning around Aboriginal Heritage and acknowledgement of their sacred sites. Acid Sulphate Soils need to be protected. Supportive of the proposed parks and parkland links.	See response to submission 368.	No change.
377		2	Supportive of the proposed Special Residential as this will allow an additional home to be built for their children.	Noted.	No change.
377.1		2	Opposed to the proposed neighbourhood connector running through Precinct 2 as it will directly impact their property. It will also destroy vegetation and is detrimental to the character of the area.	Refer to response for submission 022.	See modifications proposed in response to 022.
378		13	The submission disagrees with the EWDSP staging, as development can commence from Ocean Reef Rd between Sydney and Lenore Rd and proceed northwards. The WAPC/DPLH should allow subdivision to be driven by market forces and not be constrained by precinct boundaries or the staging timeframes of the EWDSP.	Refer to response for submission 017.1	No change.
378.1		13	It is questioned: a) why the District Centre (55ha) is so large considering the commercial floorspace requirements, and b) what studies support its location and size, given that Perth and Peel @3.5 does not require a district centre at this location. A local centre similar to Kingsway is reasonable.	Refer to response for submission 234.2	No change.
378.2		13	It is questioned: a) why Urban Neighbourhoods are so large, and b) what studies support this type of development at the subject locations.	Refer to response for submission 234.2	No change.
378.3		13	The DPLH needs to consider the District Centre/Urban Neighbourhood designations will unfairly quarantine 80 private landowners, given that these will not be required for a long time. A district centre is unlikely to happen in Ngarangara as it requires a large population catchment to survive.	Not supported. Table 2.2 outlines the approximate timing for the district centre to reach its full size. This information is drawn from the Economic Development and Employment Study.	No change.
378.4		13	The north-south ridge on Golfview Place is prime residential land. It is questioned: a) what considerations have been used to position a High School at this location, and b) whether the Department of Education has been consulted.	Not supported. The location of the high schools has been informed through consultation with the Department of Education.	No change.
378.5		13	The East Wanneroo rail link should be routed along Ocean Reef Rd/Lenore Rd/Franklin Rd where light rail can be built now to provide an immediate service to the Wangara Industrial area, the Northlink Industrial Park, and surrounding suburbs.	Refer to response for submission 026.1.	No change.
378.6		13	The proposed Transport/Transit corridor on the Elliot Rd extended alignment should be combined in a 70m wide reservation between Franklin Rd and Sydney Rd with minimum curvature to suit light	Not supported. Further detailed studies will determine the reserve requirements for the transit corridor. The station is	No change.

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			rail. This will reduce the area of land that is required to be taken under the current alignment. The station should be closer to Badgerup Rd/Elliot Rd to avoid large vehicles entering the pedestrian friendly District Centre. The cost of acquisition and construction for the Transit Corridor should be a state government not a DCP cost.	positioned in accordance with MetroNet precinct design principles. The cost of providing the railway line will be borne by the State.	
378.7		13	There are two operating poultry farms in Precincts 12 and 13. If these operators have to be bought out, then a mechanism to fund the cost needs to be agreed.	Refer to response for submission 318.1.	No change.
378.8		13	Attention is drawn on the matter of bushfire risk which is extreme on the eastern boundary of the EWDSP area.	Noted. The DSP does not propose any land uses changes in this area.	No change.
379		13	Supportive of the EWDSP and eager for urbanisation.	Noted.	No change.
380		2	Opposed to the rezoning of Special Residential and the proposed neighbourhood connector running through Precinct 2. It is detrimental to the character of the area and directly impacts their home.	Refer to response for submission 021 and 022.	See modification recommended in response to submission 022.
380.1		2	Development requirements for Precinct 1 should be sensitive to Precinct 2, considering setbacks and buffering measures.	Refer to response for submission 323.1.	No change.
380.2		2	Would like to be able to keep pets/wildlife on their property.	Noted. The district structure plan is not the appropriate mechanism for addressing the keeping of animals. These matters are managed by the City of Wanneroo.	No change.
381		No reference to a particular precinct	Supportive of the EWDSP and encourages priority of Aboriginal Heritage, environmental values and ecological links to bushland and lakes. Acid Sulphate Soils need to protected and not disturbed.	Refer to response for submission 376.	No change.
382		2	Do not support the proposed neighbourhood connector in Precinct 2 as it directly affects their property.	Refer to response for submission 022.	See modification recommended in response to submission 022.
383		20	Same as submission 96	Refer to response for submission 096.	No change.
384		20	Same as submission 96	Refer to response for submission 096.	No change.
385		20	Same as submission 96	Refer to response for submission 096.	No change.
386		20	Same as submission 96	Refer to response for submission 096.	No change.
387		11	Same as submission 96	Refer to response for submission 096.	No change.
388		11	Same as submission 96	Refer to response for submission 096.	No change.
389		11	Same as submission 96	Refer to response for submission 096.	No change.
390		11	Same as submission 96	Refer to response for submission 096.	No change.
391		11	Same as submission 96	Refer to response for submission 096.	No change.
392		11	Same as submission 96	Refer to response for submission 096.	No change.
393		11	Same as submission 96	Refer to response for submission 096.	No change.
394		11	Supportive of the EWDSP	Noted	No change.
395		11	Supportive of the EWDSP	Noted	No change.
396		11	Supportive of the EWDSP	Noted	No change.
397		11	Supportive of the EWDSP	Noted	No change.
398		12	Supportive of the EWDSP	Noted	No change.
399		12	Supportive of the EWDSP	Noted	No change.
400		13	Supportive of the EWDSP	Noted	No change.
401		13	Supportive of the EWDSP	Noted	No change.
402		13	Supportive of the EWDSP	Noted	No change.

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403		13	Supportive of the EWDSP	Noted	No change.
404		7	DSP should be changed to allow for development of Precinct 7 in Stage 1 instead of Stage 2. Land is suitable, and detailed work on LSP is already underway. LSP ready for lodging early-mid 2021.	Refer to response for submission 317.	No change.
405		11	Recent bushfires have raised concerns in the area as limited evacuation routes currently exist. Waiting until 2051 or later to develop will only increase the risk and potential	See response to Submission 96.	No change.
405.1		11	Development should occur from the south and west, as services are available. Precinct 11 can proceed following development of Precinct 1. The large lot configuration in Precinct 11, 12 & 20 allow for large suburban lots.	See response to Submission 017.1.	No change.
405.2		11	Supportive of the upgrade to Badgerup Road and Sydney Road as they will be necessary due to the proposed increase in traffic.	Noted.	No change.
406		11	Same as submission 405	Refer to response for submission 405.	No change.
407		11	Same as submission 405	Refer to response for submission 405.	No change.
408		11	Same as submission 405	Refer to response for submission 405.	No change.
409		12	The EWDSP staging puts residents within Precincts 11 and 12 under bushfire risk, as Badgerup and Sydney Road are the only way out and the neighbourhood connectors will not be built until 2051. It is proposed that the precinct is included in Stage 1.	See response to Submission 096.	No change.
409.1		12	Staging from the southern end of Badgerup and Sydney Rd is better for the area and can support early delivery of the district centre, with employment and high density residential.	See response to Submission 017.1.	No change.
409.2		12	Upgrading of Badgerup Road will contribute to congestion within the special residential area. A sound proof wall should at least be erected to protect residents.	Not supported. The design and construction of the upgrading of Badgerup Road will consider what noise mitigation will be needed to protect residents.	No change.
409.3		12	It is not clear which properties will be used for the High School on Golfview Place and there needs to be a timeline for the acquisition of the high school by the Department of Education.	Not supported. The location of the high school is indicative at this stage but will be determined through the preparation of a local structure plan for this precinct. This process will be done in conjunction with the Department of Education and this is the most logical stage for the acquisition to occur.	No change.
410		11	Same as submission 96	Refer to response for submission 096.	No change.
411		13	Same as submission 228.	Refer to response for submission 228.	No change.
412		13	The EWDSP gives no consideration to the existing landowners' rural lifestyle.	Noted. The DSP gives effect to the North-west Subregional Planning Framework which shows Precinct 13 as a area for Urban Expansion.	No change.
412.1		13	The submission questions why the 1999 Gngara Park concept plan was not acted upon, and the Lake Jandabup has been led to decline.	These are not matters the DSP is able to address. The 1999 Gngara Park concept, proposed to cover over 91,000ha well outside the EWDSP area. Lake Jandabup under direct management of DBCA.	No change
412.2		13	The railway line should follow the same alignment as the Whiteman-Yanchep Hwy. Train stations and large shopping areas should be on government and cleared land, otherwise too many homes are affected. Also acid sulphate soils could be a problem.	See response to submission 72. Risks of acid sulphate soils is analysed in EWDSP Part 2 Section 6.5.3 Acid Sulphate Soils and discussed in Part 9 of <i>Integrated Water Management Strategy</i> .	No change.

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412.3		13	The Lake Jandabup Character area with 3-storey buildings on small blocks will look like a ghetto and will not assist in rejuvenating the lake.	Not supported. As indicated in Part 1 Section 3.5 Character Areas, all character areas including Lake Jandabup South Ridge are conceived to be of high aesthetic value with building formats that are responsive to the natural environment and amenity of the location. Planning Outcomes for Lake Jandabup South Ridge relevant to the enhancement of the lake include the foreshore becoming a nodal point of passive recreation and nature experiences. LSP requirements in Tables 1.1 and 1.2 of EWDSP Part 1 Section 6 stipulate wetland buffer assessments and foreshore/wetland interface inputs for Precinct 13.	No change.
412.4		13	The Industrial area to the east of Lake Jandabup is inappropriate because of the noise, pollution and traffic it will generate.	Not supported. The purpose of having a dedicated precinct is to limit the effects of noise, pollution and traffic on residential areas. The concentration of employment in Precinct 23 will justify increased investment in transport infrastructure such as WYH, which will further lessen impact of traffic, noise and pollution on residential areas.	No change.
412.5		13	The Parkland link seems to be on private land, outside the reserve. The submission enquires what steps will be taken to avoid destruction of rare flora.	Noted. Parkland Links are intended to take the form of one of the three types shown in cross section in Figures 1.12, 1.13 and 1.14. They will be incorporated as part of road reserves or public open space. See response to submission 006 in terms of the DSP's impact on rare flora.	No change.
413		9	Would like the opportunity to subdivide as this is being offered to other precincts in the structure plan however Precinct 9 has been left out of the progression of urban development, impacting on their future and investment for retiring.	Refer to response for Submission 016.	No change.
414		3 & 8	LSPs will be very difficult to develop on a precinct-by-precinct basis under private consultants. City of Wanneroo should take carriage and ensure LSPs are developed holistically. Current arrangements are unfair as only the early developers pay, and not the other landowners in the precinct. LSPs could be staged along the short-term development front.	Not supported. Whilst there is significant land fragmentation in East Wanneroo, there is evidence to suggest landowners will work together to bring forward local structure plans. It is therefore unnecessary and onerous to make the City of Wanneroo responsible for this. The issue of early developers paying for all infrastructure costs will be addressed by the district-wide DCP to be prepared by the WAPC. This will ensure costs are shared equitably across all developers.	No change.
414.1		All	Parkland links should wrap all the way around the bigger lakes and connect them to the existing urban areas of Wanneroo. Parkland link should run down the east side of Benmuni Road to Ocean Reef Road.	Support in part. The DSP promotes the margins of the area's lakes to become available for public enjoyment; it is unnecessary therefore to show the Parkland Links wrapping around the entirety of the larger lakes. It is accepted that the Parkland Link associated with Benmuni Road is most likely to run along its eastern side.	Realign the Parkland Link running alongside Benmuni Road to its eastern side. Amend Figures 1.1 and 2.13 accordingly.
414.2		25	City of Wanneroo/City of Swan boundary should be adjusted so as to include Precinct 25 in the City of Wanneroo and thus the EWDSP.	Not supported. This is a matter for the Electoral Boundaries WA to consider.	No change.

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415		7	Opposed to the proposed transport corridor as it directly impacts on their property and potentially will close their business if it proceeds. Requests for the transport corridor to follow existing road alignment.	Refer to response for submission 026.1.	No change.
416		13	Same as submission 234	Refer to response for Submission 234.	No change.
417		2	Opposed to the rezoning of Special Residential and the wider consequences. Residents have bought in the area for the rural aspect. Rezoning will have a significant impact on the protection of the environment and wildlife, that is already limited in the area.	Refer to response for Submission 021.	No change.
417.1		2	Development of 2000m ² lots does not allow for a rural living lifestyle which is already impacted from development in Hocking and Pearsall, through noise and light pollution. This will further increase when Precinct 1 is developed.	Noted. The EWDSP anticipates lots of 2000m ² or larger within the special residential area to maintain the existing rural character.	No change.
418		20	Same as submission 96 – 96.2. Does not support the lengthy timeframe for development identified for Precinct 20.	See response to submission 096 – 096.2	No change.
419		5	Submitter is concerned with length of time the planning process is taking. City of Wanneroo should engage more with DPLH and show more interest in allowing development.	Noted. The Department of Planning Lands and Heritage has engaged with the City of Wanneroo in preparing the structure plan and the draft DSP is to a very large extent supported by the City.	No change.
419.1		No reference to a particular precinct	Government agencies must work together to ensure essential services and infrastructure especially for water and wastewater are available.	Noted. The EWDSP has been prepared with the input of various key agencies forming a Steering Group including the Water Corporation, to provide comment on the structure plan.	No change.
419.2		No reference to a particular precinct	City of Wanneroo should show more commitment to preparing a Developer Contributions Plan.	Noted. The WAPC has decided it will undertake the preparation of the DCP.	See modification recommended in response to submission 118.10.
420	Department of Transport	All	Support for using local streets and parkland links to accommodate most of pedestrian/cycle network.	Noted.	No change
420.01		All	Destinations such as schools, centres community facilities should be directly connected to the pedestrian/cycle network via parkland links or other high-quality infrastructure. Additional wording should be added to Section 3.7 Movement Network in Part 1: <i>“Where the parkland link network fails to directly connect to centres, transit stations and schools; high-quality pedestrian and cyclist infrastructure is to be provided along adjacent corridors to provide direct, safe and continuous links to these destinations.”</i>	Not supported. Section 3.7 Movement Network in Part 1 of the DSP already identifies as a Planning Outcome that “Pedestrian and cycle movement is mainly carried out in the local street network or Parkland links connecting into centres, transit stations and schools in a safe and direct way.”	No change.
420.02		All	DoT supports the EWDSP road cross-sections except for Fig 1.10 due to location of on-road cycle lane. DoT would prefer 1.5m cycle lane against curb, with 0.5m buffer between lane and passenger side of parked vehicles.	Noted. Figure 1.10 is illustrative and the final design of these arterial road corridors will allow for collaboration with DoT. Importantly, the width provided for the corridor allows for flexibility in the positioning of different users.	No change.
420.03		All	MRS amendments for regional road/rail reserves should be finalised prior to other rezonings. Figure 1.2 should be altered to reflect this priority.	Support. Figure 1.2 already reflects this sequencing and this is further elaborated in paragraphs 2.2 and 2.2.1.	No change.
420.04		24, 10, 16, 21, 23, 24, 25, 26, 27 and 28	Ensure EWDSP reflects MRWA’s current design for Whiteman-Yanchep Highway and interchange locations should be shown as indicative.	Note. Figures 1.1 and 2.12 should be updated with most up to date alignment plans. All Figures included in the DSP are to be read as illustrative.	Update Figures 1.1 and 2.12 accordingly.
420.05		24	Road connections within 500m of a proposed interchange not permitted by MRWA. Connection just to east of WYH/Flynn Drive interchange looks too close.	Noted. All Figures included in the DSP are to be read as illustrative.	No change.

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420.06		10, 24, 26 and 27	EWDSP should reflect Flynn Drive's future status as a Primary Regional Road.	Supported.	Amend Figures 1.1, 2.9 and 2.12 to show Flynn Drive as a Primary Regional Road.
420.07		All	DSP staging is dictated by utilities. Staging should also reflect road network and transport requirements.	Support in part. DPLH is currently undertaking more detailed traffic modelling to better understand the necessary timing for regional road reservation and construction in response to likely development uptake. This information will feed into the district -wide DCP so that the sequencing of regional road infrastructure will form part of the overall staging rationale that underpins the functioning of the DCP.	No change
420.08		24	Access to Precinct 24 Pinjar Industrial is constrained. Further investigation into access is required.	Supported. The precinct description in Part 2 of the draft DSP could be improved by further emphasising the need for access arrangement to be carefully considered. This is particularly relevant given Flynn Drive once constructed, will become a Primary Regional Road (see response to 420.06 above).	Replace the second bullet point under Local Structure Plan Requirements for Precinct 24 with the following: <i>"This area has poor accessibility and is constrained by significant bushfire risk requiring careful consideration of how these matters can be reconciled."</i>
420.09		23	Planning for the movement of Restricted Access Vehicles in/around Precinct 23 is required. Special attention should be paid to north-south movements.	Supported. Given the land uses anticipated in Precincts 23 and 24, it is appropriate to identify their need to accommodate RAV 4 and RAV 7 vehicles respectively.	Amend Section 8 (Part 2) by including an additional bullet point under Local Structure Plan Requires for Precinct 23 and 24 respectively as follows: <ul style="list-style-type: none"> <i>"This precinct needs to be capable of accommodating RAV4 vehicles."</i> <i>This precinct needs to be capable of accommodating RAV7 vehicles."</i>
420.10		All	LSPs should consider mitigation measures for the impacts on infrastructure of rising groundwater and acid sulphate soils.	Supported. These two matters are already flagged in the draft DSP as requiring careful attention as part of the preparation of Local Water Management Strategies.	No change.

420.11		3, 12, 20 and 21	Intersection capacity analysis of key intersections along Elliot Road rapid transit route required. EWDSP should also provide detail on how rapid transit connects to wider network, and rest of EWDSP.	Noted. Intersection capacity analysis will be conducted as part of the next phases of the design work underpinning the reservation of the Other Regional Roads identified in the draft DSP.	No change.
420.12		All	A Traffic Impact Assessment (TIA) for the DSP should be prepared in accordance with the WAPC's TIA Guidelines. The STEM modelling conducted for the Road Planning Study (background document) needs to be reconciled with MRWA's ROM data for key intersections outside the DSP area.	Not supported. The Commission's TIA guidelines are targeted primarily at local structure plans, activity centre plans, scheme amendments and subdivisions where more fine-grained modelling is necessary for identifying specific road improvements. The STEM modelling done for the draft DSP was undertaken to understand broad traffic volumes for identifying the necessary arterial road network. LSPs prepared for individual precincts will require TIAs to be conducted in accordance with the Commission's Guidelines.	No change.
420.13		No reference to a particular precinct	All proposed intersections should be detailed on the plan as requiring intersection treatment but not identifying which should be signal controlled or roundabouts as the DSP does not determine MRWA's approval process for these.	Not supported. The DSP indicates the preferred for of treatment, however the detailed modelling undertaken for these intersections and may indicate a different treatment.	No change
420.14		No reference to a particular precinct	Further consideration of how the railway line will interact with the road network is needed.	Supported. The PTA will be conducting further investigations and more detailed design work to refine and confirm the horizontal and vertical alignment of the railway corridor which will be coordinated with the WAPC's road reservation work.	See modifications recommended in response to 420.15.
420.15		No reference to a particular precinct	The draft DSP needs to ensure the rail/transit link is given the appropriate level of recognition and protection. This should provide an appropriate balance of allowing urban development to proceed whilst protecting the Government's capacity to plan and secure transit connections in the area.	Supported. The DSP should contain stronger statements that emphasise the ultimate alignment of the transit link and station locations require further investigation and assessment. The Government's capacity to plan and secure these transit connections should also be more explicitly protected to the extent that any rezoning or local structure plan proposals relating to land within 500m of the centreline of the transit corridor should be referred to the PTA for comment. It should be noted the PTA now refers to the East Wanneroo Rail Link as the Second North-West Line as this name better reflects the wider strategic intent of this line.	Amend Section 2.2.1 (Part One) Region Scheme Amendments to insert a new heading and text below section on Integrator Arterial Roads as follows: <i>Transit Corridor</i> <i>The transit corridor shown in Figure 1.1 will be the subject of further investigation and assessment by the Public Transport Authority before a final alignment and the exact positioning of stations is determined. The land requirements will then be reserved under the MRS. Prior to this, all MRS rezoning (including the lifting of Urban Deferment) or local structure plan</i>

					<p><i>proposals situated within 500m of the centreline of the transit corridor shown in Figure 1.1 will be referred to the PTA for comment.</i></p> <p>Amend Section 6 (Part 1) Staging of Development by inserting the words <i>“...including the PTA where the proposal is situated within 500m of the centreline of the transit corridor shown in Figure 1.1...”</i> after the words <i>“demonstrate support from service providers...”</i> in the second paragraph.</p> <p>Change the heading in Section 6.3.2 (Part 2) to <i>Second North-West Line.</i></p>
421		1	Provides an Environmental Report which confirms the vegetation on Lot 23 is in a degraded condition.	Noted.	No change.
422		2	See submission 343	See response to submission 22.	See modification recommended in response to 022.
423		6	Request for Precinct 6 to be divided into two precincts, with Garden Park Drive being the logical dividing boundary. Lots to the west of Garden Park drive are identified as Stage 1 for development progression with immediate access to services. Development will still occur from west to east following the divide.	Not supported. The precinct boundaries shown in the DSP are a reflection of the topographical and character elements of an area and the edges that exist in the form of main roads and major lakes. In the case of Precinct 7, there is a strong topographic and locational relationship that exists between the edge of the Wanneroo town site and Lake Jandabup.	No change.
423.1		6	The requirement for a Foreshore Strategy for the entire precinct will restrict the progression of development and is not applicable for all of the precinct. A low water table close to Lake Jandabup justifies the need for a Foreshore Strategy however the remainder of the precinct is not affected.	Noted. The Foreshore Strategy referred to as a requirement of a local structure plan relates only to the area immediately adjacent to Lake Jandabup. A foreshore management plan is a standard requirement of any subdivision that interfaces with a wetland.	No change.
424		2	Opposed to the rezoning of Special Residential and the proposed neighbourhood connector running through Precinct 2. It is detrimental to the character of the area and directly impacts their home.	Refer to response for Submission 21 and Submission 22.	See modification recommended in response to 022.
424.1		2	There is an opportunity with the EWDSP to provide a pathway to link the existing lakes and to include centres educating on the history of early WA settlement and aboriginal culture. The removal of native vegetation will destroy an eco-system for small birds and animals.	Noted. Urban development within the East Wanneroo area provides the opportunity to connect existing wetlands, lakes and remnant vegetation through the form of parkland links.	No change.

				The EWDSP identifies a series of parkland links across the structure plan area providing for district wide cycling, pedestrian movement and nature based education. See also response to submission 006.	
424.2		2	Need to address the concerns of climate change through urbanisation and provide for more sustainable suburbs. Passive solar designed housing and building orientation needs to be considered when designing new dwellings.	Noted. The issues raised by the submitter are addresses in more detail in other WAPC publications such as the suite SPP 7 documents and the design guidance that accompany them. It is unnecessary to replicate that level of detail in a high level strategic document such as the DSP.	No change.
424.3		2	Fresh waste water needs to be recycled back into the land to refill lakes, irrigation and growing crops, rather than piping into the ocean. This process wastes valuable water considering the restrictions in place with water use and decrease in rainfall.	Noted. These issues will be presented in more detail in the local water management strategies which are required as part of the local structure planning process.	No change.
424.4		2	Compensation needs to be provided to those properties directly impacted and at the time of identifying the alignment rather than waiting until the road needs to be constructed. The indicative road alignment has immediately affected properties and their potential market value. Prospective purchasers are not interested in property that is affected by a proposed road which is currently in draft form and may never be constructed.	Refer to response for submission 015.3.	Refer to modification recommended for submission 015.3.
425		13	See submission 234 - 234.6	See response to submission 234 – 234.6	No change
426		12	The submitter's property is affected by the <i>Urban Neighbourhood</i> , <i>Neighbourhood connector</i> , <i>Parkland link</i> and the Elliot Rd <i>Integrator arterial</i> road designations of the EWDSP. The subject property includes a unique quality home and landscaped grounds, which are intended to be retained in the family and passed down to future generations. Relocating to make way for development would be a personal and financial loss to the family. The property hosts endangered <i>species of flora and fauna and therefore should be included in the High priority areas</i> for further investigation. The property has been future-proofed for ancillary income generating purposes in the future such as short-stay accommodation, weddings, or community gardens similar to Araluen Botanic Park or the Wimmeroo Botanic Gardens.	Support in part. The submitter's property does not meet the criteria to be shown as a High Priority Vegetation Area for further investigation as the vegetation on site appears to be mostly planted and does not constitute a sufficiently large patch size to make it viable as Parkland in the DSP. It is acknowledged however, that the submitter has invested significantly, over many years, in creating an attractive landscaped property which could contribute to the amenity of the Urban Neighbourhood proposed. The property is located immediately south of the proposed alignment of Elliott Road and immediately west of the proposed Parkland Link running north-south along the eastern edge of the Gnarara District Centre. It therefore occupies a position which would serve well as local open space, enabling its landscape features to be retained. Its reservation as such through the local structure planning process should be encouraged.	Amend Section 8 (Part 2), Local Structure Plan requirements for Precinct 12 to include the following additional bullet point: <ul style="list-style-type: none">Consideration should be given to the retention of Lot 16 (102) Golfview Place as local open space given its potential to contribute significantly to the amenity of this Urban Neighbourhood.
426.1		12	The District Centre/Urban Neighbourhood can be relocated further to the east to undeveloped, less populated land where property owners want to develop promptly.	See response to submission 154.	No change
426.2		12	The train line should be moved to the east of Lake Jandabup closer to the tourism precinct and Industrial land. The station should be moved into the Whiteman-Yanchep Hwy, which will have less impact on land acquisitions and can be planned and constructed unhindered.	See response to submission 026.1	No change
426.3		12	Parkland links should run alongside existing main roads and large parcels of land to have a smaller impact on landowners.	Supported in part. Parkland Links are intended to take the form of one of the three types shown in cross section in	No change

				Figures 1.12, 1.13 and 1.14. They will be incorporated as part of road reserves or public open space.	
426.4		12	Object to Golfview PI being connected to Carmignani Rd, because it impacts on the submitter's house and it is not needed for traffic purposes.	Not supported. The urbanisation of East Wanneroo will necessitate a comprehensive and well connected road network. The DSP seeks wherever possible to utilise existing road reserves as the backbone of this network.	No change
426.5		12	The Elliot Rd Integrator arterial can be moved further to the north to use existing roads and have less impact on existing properties.	See response to submission 072.2.	No change
426.6		12	Smaller sized blocks in Urban/Suburban Neighbourhoods will not be able to fit existing houses and surrounding land. Not providing for diversity in lot sizes will lead to loss of the rural character.	See response to submission 032.3	No change
426.7		12	It is the submitter's understanding that the District Centre will be a Technology Hub. Such a hub will be better located close to the Perth CBD or Joondalup city centre.	Noted. This is incorrect. The DSP does not promote the district centre as a technology hub.	No change
427		9	Appreciates the time and effort put in to prepare the EWDSP however expected the Structure Plan to allow for development in Precinct 9. Requests the same opportunities as presented to Precinct 2 to allow for the subdivision of existing lots into smaller residential lots.	Refer to response for submission 016.	No change
428		12	Similar to Submission 234- 234.6	See response to 234 – 234.6	No change.
429		8	Owner intends to clear around 5ha of bushland on property to facilitate stables/horse paddocks in line with a development application approved by City of Wanneroo. Vegetation on the lot is 30-year-old regrowth.	Supported. Agree that vegetation in subject area is regrowth as confirmed through aerial photography and is not representative of SCP 20a (Banksia attenuata woodland over species rich dense shrublands) or any other TEC. On balance, the ecological value of this bushland is insufficient for conservation under an MRS Park and Recreation reserve.	Amend Figures 1.1, 1.3, 2.9 and 2.13 to redesignate area shown as Parkland (subject to confirmation) on Lot 8 (#91) Ranch Road as Suburban Neighbourhood.
430		6	Object to the proposed change from Special Rural to Character Area. The submission questions the EWDSP provision for existing mature trees being retained in future streetscapes can be achieved; and how the proposed density of 15 dwellings/ha will improve the character of the area.	See response to submission 092.	No change.
431		1	The different descriptions of the properties in figures within the EWDSP is concerning	Noted. Figure 1.3: Proposed New Parks and Recreation Reserves and Figure 2.13: Parklands are required to be read in conjunction with Figure 1.1: East Wanneroo District Structure Plan. The identification and reservation of lots remains consistent across the figures.	No change.
431.1		1	Disagree with the requirement of low density residential lots on Benmuni Road to retain rural character. The existing BF 327 site provides rural character for the precinct.	Supported. The purpose of retaining rural lots on Benmuni Road was intended to act as a buffer to Lake Badgerup and help maintain its landscape amenity. It is accepted however that the presence of a Parkland link running along the eastern side of Benmuni Road will achieve this objective and therefore limiting lot size to greater than 2,000sqm is unnecessary.	Amend Section 4 Part 1 Precinct 1 to remove the words "large residential lots....". Delete the words "Benmuni Road residential lots will be low density (2000sqm or greater) to maintain rural character" from

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					the Precinct 1 discussion in Section 8, Part 2.
431.2		1	Support the concept of landscaped boulevards as an interface to suburban and existing vegetation and bush.	Noted.	No change.
432	DBCA Parks & Wildlife Service	All	Detailed vegetation assessments required to confirm all likely Threatened Ecological Communities (TEC) and threatened flora populations prior to changes in MRS zoning/LSPs. Development of areas of State-listed TEC will require approval under the s.45 of the Biodiversity and Conservation Act. Confirmed occurrences of SPC 20A should be considered for retention and reserved for conservation wherever possible.	Supported. Flora and Fauna Surveys required under LSPs for all precincts. Significant bushland areas were identified as part of the environmental assessment carried out as part of the preparation of the draft DSP. These areas which were primarily occurrences of SCP20A, were carried forward into the draft DSP and identified as Parkland (subject to confirmation). If confirmed they will then become Parks and Recreation reserves under the MRS.	No change
432.1		1, 8, 11 and 12	Several small but valuable wetlands have not been identified for protection under the EWDSP. Wetland assessments should be undertaken prior to the MRS Amendment/LSP stage to inform determination of POS areas and management plans.	Noted. All LSPs require Local Water Management Strategies, which are required to consider the long-term future of any wetland located within that precinct, including their management, buffering, risks from surrounding development and their role in the drainage plan for the precinct.	No change.
432.2		All	Overflow towards wetlands designated for flood/drainage water storage must be via overland flowpaths on vegetated surfaces. It should be demonstrated that the volume of inflows will not compromise the ecology of any wetland.	Supported. This is the generic approach set out in the DWMS which will be further elaborated on in the LWMSs prepared as part of LSPs.	No change.
432.3		5, 6, 7, 13, 14, 15 and 22	DSP should be modified to recognise the DBCA-managed Jandabup Nature Reserve, which covers Lake Jandabup. DSP should explicitly recognise all CALM Act estates. Interfaces with conservation reserves important.	Support in part. Explicit recognition of CALM Act estates is not necessary at DSP level as Lake Jandabup is already a MRS Reserve. Proponents in precincts with interface to Lake Jandabup should however be encouraged to liaise directly with DBCA. It should also be noted that foreshore Strategies and Wetland Buffer Assessments are also required for LSPs in these precincts.	Add the following wording as an additional bullet point to the discussions in Section 8 (Part2) <i>“The DBCA is to be consulted on the appropriate interface treatment for development areas adjacent to Lake Jandabup”</i> for precincts 5, 6, 7, 13, 14 and 22.
432.4		10, 23, 24	Extensive areas of State Forest F65 are proposed in the EWDSP for urban and industrial development. A state forest revocation process will be required to enable this proposed change in land use.	Noted. The revocation process is acknowledged in the precinct descriptions contained in Part 2 of the draft DSP.	No change
432.5		1, 2, 3, 11 and 12	Portions of Bush Forever Site 327 intended to be retained as part of the negotiated planning outcome should be reserved under the MRS or Local Planning Scheme.	Noted. Sections 2.2.5 and 6.4.3 of EWDSP covers this specific topic. The process for confirming Parklands (Subject to Confirmation) process will ensure negotiated planning outcomes are reflected in MRS.	No change.

432.6		10 and 24	An area of the Parks and Recreation reserve within the Gnarara State Forest north of Neaves Road (Freehold Lot 2130 Plan 116703) has little conservation value and potential contamination issues. Appropriate land uses should be determined prior to the finalisation of EWDSP.	Noted. The land in question is a degraded wetland that is considered suitable for rehabilitation as part of regional park.	No change.
432.7		1,8,11,12,16 and 22	Table 1.1 of EWDSP should add that flora and vegetation assessments should be undertaken as part of the LSP process for Precincts 16 and 22. Wetland and wetland buffer assessments should be undertaken as part of the LSP process for Precincts 1,8,11 and 12.	<p>Supported. Table 1.1 Local Structure Plan Inputs should be amended accordingly.</p> <p>The additional water investigations carried out since the EWDSP was advertised has looked closely at the issue of wetland retention and on-going management. This information would be usefully incorporated into the EWDSP under a retitled Section 6.4.4 in Part2.</p> <p>The additional work has also identified the need for the following items to be funded via the District DCP:</p> <ul style="list-style-type: none"> • Groundwater management systems as described in the District Water Management Strategy and • Wetland and foreshore management plans as identified in Schedule 1. <p>These should be included in Section 2.2.2 District DCP in part 1 of the Plan.</p>	<p>Amend table 1.1 by ticking the Wetland Buffer Assessment requirement for Precincts 1,8,11 and 12.</p> <p>Amend the title of Section 6.4.4 (Part 2) to Wetlands Retention and Management, and add the following text to the end of this section:</p> <p><i>“Wetlands currently proposed to be retained, and their associated management requirements are summarised in Schedule 1. A site evaluation is required for wetlands at the local structure planning stage to confirm which are to be retained. The guidance document A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia (DBCA 2017) should be utilized by proponents reviewing wetland boundaries and management categories.”</i></p> <p>Insert the Schedule: <i>Implementation Plan for Wetlands</i> provided at the back of the plan after Section 8.</p>

					<p>Add the following words to Section 2.2.2 District DCP:</p> <ul style="list-style-type: none"> • Groundwater management systems as described in the District Water Management Strategy and • Wetland and foreshore management plans as identified in Schedule 1.
433		12	Staging should be removed from the EWDSP. Development should be driven by market demand and be able to proceed within sections, not across an entire precinct.	Not supported. See response to submission 017.1	No change.
433.1		No reference to a particular precinct	Development approvals should be streamlined as the EWDSP approval process can take three-to four years.	Noted. There are a number of statutory processes to be undertaken before subdivision and development can proceed such as the reservation of road reserves, transit corridor and parks and recreation reserves.	No change.
433.2		12	Leaving the precinct to be developed last, leaves the areas in high bushfire risk.	It is acknowledged that Precinct 12 currently has a high bushfire risk. This will reduce as the area is progressively urbanised. However, the market demand for residential land will effectively determine the rate at which urbanisation occurs. Whilst the EWDSP facilitates that urbanisation, it does not dictate how quickly it will occur.	No change.
433.3		No reference to a particular precinct	By leaving areas to be developed after 2051, the EWDSP contradicts the <i>Perth and Peel @ 3.5 million</i> which provides for a growing population of 3.5 million by 2050. The <i>North-West Subregional Planning Framework</i> (Plan 10) shows Precincts 11, 12, 13 and 20 within the 2015-2031 timeframe.	Whilst the EWDSP is broadly consistent with the NWSRPF, the work undertaken in preparing the EWDSP has benefitted from a more fine grained and detailed look at the time horizons for development in East Wanneroo.	No change
434		11	The EWDSP needs more innovation to distinguish the area from the rest of Perth and to address the future beyond additional housing, which will set standards rather than another urbanised area.	<p>The Community Reference Group established to help guide the preparation of the DSP formulated the following Vision for the area: <i>“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.”</i></p> <p>The provisions of the DSP give effect to this vision.</p>	No change.
434.1		11	Opposed to the urbanisation of Precinct 11 as it should remain Special Rural, with lot sizes of no less than 4000m ² . The larger lots will provide for a buffer area between the service commercial precinct to the south and suburban neighbourhood to the north, with a minimum of 10% vegetation being retained on each lot.	See response to Submission 27.	No change.

434.2		11	Need to address the concerns of climate change through urbanisation. Introducing requirements for the retention of native vegetation and restricting the building envelope area on each lot can assist.	See response to submission 006 and 359.	No change.
434.3		11	Provide for more innovated design for commercial and education buildings, encouraging more sustainable and ecofriendly materials.	Noted. Planning Outcomes for district and neighbourhood centres (areas where “commercial and education buildings” are likely) described in Part 1 Section 3.1 and 3.2 specify design requirements that are consistent with most concerns of submitter.	No change.
434.4		11	Identify areas for conservation activities to retain wildlife and flora and fauna.	See response to Submission 006.	No change.
435	Dept. of Water and Environmental Regulation	All	DWER supports the retention of known environmental values through the parklands approach. District-scale management interventions required to control groundwater levels, wetland levels (and associated ecological values) and manage stormwater.	<p>Supported. This issue was acknowledged in the draft DSP (Section 6.5, Part 2: Water Management) as requiring further studies to be carried out as part of finalising the DWMS. The scope of the further studies – a land use and water quality assessment and a hydrological and wetland assessment - were agreed with DWER at the beginning of this year. The work is now complete and has been incorporated into a revised DWMS which was relodged with DWER in mid-October. The key deliverables agreed for each of these were as follows:</p> <p>Land Use and Water Quality Assessment</p> <ol style="list-style-type: none"> 1. Summary of current and future groundwater demands in the DSP area; 2. Summary of predevelopment surface water and groundwater quality information; 3. Identification of land uses and activities likely to represent a risk to water quality, particularly with regard to wetlands and the Public Drinking Water Source Areas; 4. Identification of the monitoring requirements to inform local water management strategies; 5. Recommended mitigation of the land use risks identified. <p>Hydrological and Wetland assessment:</p> <ol style="list-style-type: none"> 6. Evaluation of surface and groundwater fluxes for key wetlands and retained vegetation. 7. Spatial extent of existing and potential future hydrological risks to wetlands and retained vegetation, identifying key risk management strategies; 8. Guidance for the design of arterial conveyance systems including the identification of flow paths and the requirements for their integration into future local structure plans. 9. Guidance for the design of drainage systems interfacing with wetlands. 	<p>Amend Section 6.5 (Part 2) so that it reads as follows:</p> <p>6.5 Water Management</p> <p><i>The District Water Management Strategy (DWMS) (Appendix A) describes the hydrological characteristics of the EWDSPP area and the risks urbanization presents to its environmentally sensitive assets, which includes public drinking water source areas, high value wetlands and groundwater dependent natural areas. It sets out the intended approach to groundwater management and the drainage strategy to be followed.</i></p> <p>6.5.1 Groundwater Management</p> <p><i>The urbanisation of East Wimmeroo and harvesting of pine plantations within adjoining State Forest areas will cause a substantial increase in</i></p>

				<p>10. Conceptual design and implementation pathways to maintain lake levels within acceptable ranges.</p> <p>11. Mapping of the wetlands to be retained.</p> <p>12. Guidance for development surrounding and potentially impacting on wetlands.</p> <p>13. Requirements for preparation of wetland management plans.</p>	<p><i>groundwater recharge and groundwater levels in the superficial aquifer are predicted to rise. Modelling work undertaken in preparing the DWMS predicts groundwater levels will increase by three to four metres over most of the area during the lifetime of the EWDSP.</i></p> <p><i>This would result in large parts of the central and eastern structure plan being inundated with groundwater particularly where there are geomorphic wetlands. In the absence of coordinated action to manage groundwater at a pre-determined level, substantial fill would be required to make certain areas developable. This would add significantly to the cost of construction and impact negatively on the affordability of dwellings in these areas.</i></p> <p><i>The WAPC's position set out in Draft SPP 2.4 Basic Raw Materials, makes it clear that the use of BRM for filling</i></p>
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					<p><i>land should be minimised. The DWMS has therefore established a controlled groundwater level for the EWDSP area as AAMGL (1986-95).</i></p> <p><i>The DWMS has considered a range of groundwater management options and has identified the use of subsoil drainage pipe networks feeding to local hubs as the most practical, cost-effective and trusted option for collecting excess groundwater. The local hubs will provide preliminary treatment and temporary storage of the water before it is pumped to a centralized treatment and transfer site. This facility can be accommodated as part of the Resource Enhancement Wetland (15443) located to the north-east of the Mariginiup Neighbourhood Centre.</i></p> <p>Insert copy of Fig 18 from Hydro Report</p> <p>6.5.2 Drainage management methods</p> <p><i>Water-sensitive urban design will be implemented across the area to ensure groundwater resources including public drinking water sources</i></p>
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					<p><i>and wetlands are protected. Stormwater management will ensure adequate flood protection is provided.</i></p> <p><i>Small rainfall events are to be managed at source (in lots and streets) wherever possible. All small event stormwater management systems are to be accommodated outside of retained wetlands and their buffers. Where the depth to groundwater is limited and subsurface drainage systems are required, the design of at-source stormwater infiltration systems should be informed by consideration of the interaction between infiltrated stormwater and the controlled groundwater level. The (surface water and groundwater management) systems should be designed to ensure that they both systems will function appropriately to prevent damage to property and infrastructure and maintain reasonable levels of amenity.</i></p> <p><i>Where it is not feasible to retain or infiltrate small rainfall events at source without impacting amenity, the use of systems such as rainwater tanks, raingardens and detention tanks should</i></p>
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					<p><i>be considered as alternatives to more traditional systems. Examples of these types of alternative approaches are shown in the DWMS.</i></p> <p><i>The DWMS defines preliminary arterial drainage layouts and subcatchments for each precinct. These catchments consider the existing topography of the precinct in combination with existing and proposed roads and may change in future stages of planning and design through further consideration of other factors such as modified road layouts and connections to services. The arterial drainage system itself will generally be formed as a network of open vegetated swales integrated with road reserves and linear public open space.</i></p> <p><i>Preliminary stormwater modelling indicates that new infiltration or detention areas will be required in some precincts whilst others may be able to manage all minor and major rainfall events with the capacity available in existing wetlands. Table 10 in the DWMS summaries the characteristics of each precinct and provides indicative volumes for any new storage areas</i></p>
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					<p><i>needed. More detailed modelling will be undertaken at the local structure planning stage to define more precisely the storage volumes needed and their locations.</i></p> <p><i>Where existing wetlands are proposed for integration with the arterial drainage system and/or will receive floodwaters during minor or major flood events it is important that the design of the system and its outlets is consistent with protection of wetland values. Guidance for the design of drainage system discharges at their interface with wetland is provide in the DWMS and shown illustratively in Figure 2.15: Wetland Interface Treatment.</i></p> <p><i>Insert a new Fig 2.14 Wetland Interface Treatment.</i></p> <p>Amend Figure 1.1 to insert the notation GHF on Resource Enhancement Wetland (15443) and in Legend add GHF – Groundwater Holding Facility.</p>
435.1		All	A detailed groundwater source protection area assessment should be undertaken prior to any land use changes in the P1 and P2 drinking water source areas. Proposed change of drinking water source protection areas to industrial land uses is not supported.	Supported. It has been agreed with DWER that an appropriate response in the EWDSP to the areas shown as Industrial Investigation Areas in the Northwest Subregional Planning Framework is to reclassify the P1 PDWSA areas affected to P3* and require new uses to be compatible with Water Quality Protection Note 25.	Add a new section to Part 2 as follows: 6.5.3 Protection of Public Drinking Water Source Areas

				See also response to submission 038.2.	<p><i>Substantial portions of the northern and eastern areas of the district structure plan are currently designated as P1 Priority Drinking Water Source Areas. The EWDSP provides for this classification to change to P3* in the precincts (18, 22, 23 and 24) where land use change is proposed. New land uses in these precincts are required to be compatible with Water Quality Protection Note 25 (DWER 2016).</i></p> <p>See also modifications recommended in response to submission 038.2.</p>
436		20	Same as submission 208	Refer to response for submission 017.1	No change.
437		11	Same as submission 208	Refer to response for submission 017.1.	No change.
438		20	Same as submission 208	Refer to response for submission 017.1.	No change.
439		20	Same as submission 208	Refer to response for submission 017.1.	No change.
440		20	Same as submission 208	Refer to response for submission 017.1.	No change.
441		11	Same as submission 28	Refer to response for submission 017.1	No change.
442		11	Same as submission 28	Refer to response for submission 017.1.	No change.
443		12	Supportive of the EWDSP	Noted	No change.
444		2	Supportive of the rezoning from Special Rural to Special Residential which will complement the surrounding density changes and make their property more manageable.	Noted.	No change.
444.1		2	Request to be included in Stage 1 to avoid being surrounded by medium to high density before being able to develop.	Refer to response for Submission 045.1.	No change.
444.2		2	Opposed to the proposed neighbourhood connector through Precinct 2 as will it destroy the character of the area and affect several properties.	Refer to response for submission 022.	See modification recommended in response to 022.
445		6	Objects to the urbanisation of Precinct 6. If change is required, the area should be treated the same as Precinct 2. This will allow for the retention of existing bush and associated wildlife, addressing environmental biodiversity concerns.	Refer to response for Submission 158.	No change.
445.1		6	Urbanisation of the area does not allow for the continuation of small businesses, such as bee keepers and handmade ceramics	See response to submission 184.	No change.

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446		5	Landowners in wholehearted agreement with EWDSP and grateful for opportunity to participate in planning process.	Noted.	No change.
446.1		5	Owners pleased to see better water management practices promoted in the EWDSP. Improvements in lake health, wildlife and trees anticipated.	Noted.	No change.
446.2		5	Development staging from west to east seems logical given the state of existing services and infrastructure.	Noted.	No change.
447	Water Corporation	All	The Water Corporation supports the overall intent and content of the DSP. It notes the structure plan area is extensive and remote from existing service front. Physical barriers, fragmented land ownership will prove challenging.	Supported. The Staging (Section Part 1) and Servicing and Infrastructure (Section 7 Part 2) sections of the draft DSP take account of these challenges and presents what is considered to be a pragmatic picture of how development will advance across the structure plan area over time.	No change.
447.1		1, 2, 3, 4, 5, 6, 7, 8 and 10	Water Corp supports the intent and proposed direction of the development front and the broad sequencing of development depicted on the Staging Plan Figure 1.16.	Noted.	No changes
447.2		10, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28	Text of EWDSP should be changed to reflect importance of Water Corp bores in the Gngangara PDWSA. DSP should also clarify the process, risks and implications associated with in land use changes in the Gngangara PDWSA.	Supported. Additional background study work conducted in conjunction with DWER has made a number of recommendations regarding the PDWSAs and existing Water Corporation bores within the structure plan area. These are essentially to make all new land uses compatible with Water Quality Protection Note 25 for P3* status, and to provide for the protection of existing Water Corporation bores within local conservation open space. This necessitates changes to the wording of the descriptions for precinct 10, 23 and 24.	<p>Section 8 (Part 2): amend second bullet point under Local Structure Plan requirements for Precinct 23 to read: <i>“Local structure planning in consultation with the Water Corporation is to provide for the protection of existing extraction bores within local conservation open space.”</i></p> <p>Amend third bullet point under Local Structure Plan requirements for Precinct 24 to read: <i>“Local structure planning in consultation with the Water Corporation is to provide for the protection of existing extraction bores within local conservation open space.”</i></p> <p>Add a bullet point to the end of the Local</p>

					<p>Structure Plan requirements for Precinct 10 to read: <i>“Local structure planning in consultation with the Water Corporation is to provide for the protection of existing extraction bores within local conservation open space.”</i></p> <p>Include new map as Figure 2.14: Public Drinking Water Source Areas to show the location of the Water Corporation bores and the PDWSAs.</p>
448		Suggestions on whole of EWDS	Vision well communicated. Should clarify how the centres can be developed in the absence of rail transport.	Not supported. The rationale for the positioning and sizes of the district and neighbourhood centre would remain relevant in the absence of rail transport.	No change.
448.1		All	DSP should clarify how it will support progression of LSPs and lifting of Urban Deferred zoning. Precincts should also match staging areas – especially precincts in Stage 1 area, which should be a priority.	<p>Not supported. Section 2.2.6 of EWDS already explains how DSP supports lifting of Urban Deferred zoning.</p> <p>The precinct boundaries shown in the DSP are a reflection of the topographical and character elements of an area and the edges that exist in the form of main roads and major lakes. The staging boundaries are simply an attempt to reflect the reality of where and on what time frame development is likely to progress across the DSP area.</p>	No change.
448.2		All	Bushfire Hazards could be relocated to section 6 as they should be discussed in relation to the DSP layout and implementation.	No supported. The Bushfire Hazards discussion in Section 5.4 is a relevant component of the Existing land Conditions of East Wanneroo and therefore sits most logically in this section.	No change.
448.3		All	DSP would benefit from more detail on movement network in Figure 2.12. Detail should cover road hierarchy and reservation requirements. Include a cross section of the rail/road corridor along Franklin Avenue.	Not supported. The level of detail presented in the DSP is aligned with the level of analysis conducted in preparing the DSP.	No change.
448.4		All	DSP should clarify expectations of vegetation retention outside normal POS. Compensation should also be discussed and the role of DWER and DBCA could be expanded on.	Not supported. This level of detail is inappropriate for a DSP and are matters more appropriately addressed when local structure plans are prepared.	No change
448.5		All	DSP would be stronger if it more clearly referenced its background documents. Background reports appear to have been prepared without reference to each other.	Not supported. Section 2 (Part 2) clearly acknowledges what background studies have been conducted and the DSP makes specific reference t these where appropriate in the text of the document.	No change.

448.6		All	Rowe Group suggests changing section title 'Existing Land Use' to 'Site and Context'. This section could expand on analysis of EWDSP in its regional context – esp re Wimmeroo town centre, south-east vi rail, connections to north etc.	Not supported. These matters are already well understood and documented in the Northwest Subregional Planning Framework. Including additional text would be of little value.	No change
448.7		All	Comments on BRM extraction and poultry farms would be better off in section 5, where environmental impacts are considered. Figure 2.2 should also be shifted to section 5. Clarity if any sites just outside DSP area have buffers that affect land inside DSP area. Clarify why only poultry farms have been buffered. Explain in more detail the map legend for Figure 2.2: 'Sites external to significant geological supplies' is very vague.	Not supported. The DSP's discussion of BRM extraction and poultry farms are most suitably presented under the discussion of Existing Land Use in Section 3 (Part 2). The sites referred to in Figure 2.2 and the terminology used are both consistent with that contained in draft SPP2.4 Basic Raw Materials.	No change
448.8		All	DSP should offer some basic response to the SPPs – esp some explanation of their relevance to the DSP. Eg for SPP2.4 the DSP could explain its assumptions re resource areas and the expected transition from operations to other uses.	Not supported. The SPPs relevant to the DSP are listed in Section 4.3 (part 2). The DSP is deliberately intended to be succinct and has avoided repeating content contained in other documents.	No change.
448.9		All	Rowe Group suggests renaming section 'Existing Land Conditions' to 'Site Conditions and Constraints'. Renamed section could then be broken down into the headings suggested in the submission.	Not supported. The suggested changes add no value.	No change.
448.10		All	Rowe Group suggests renaming section 'Water' to 'Groundwater and Surface Water'. Section should refer more to IMWF, and section 6.5.	Not supported. The term Water is used to remain consistent with Part 1 of DSP.	No change.
449	Dept. of Primary Industries and Regional Development	All	DPIRS supports the replacement of any rezoned rural land (high-quality agricultural land) within the City of Wimmeroo.	Noted.	No change.
449.1		All	Horticultural and similar land uses can be protected with buffers during the transition to urban land uses. Guidelines from the Department of Health should be referenced in the text	See response to submission 184. Reference is made in Section 2.2.11 (Part 1) to the EPA's Environmental Protection Guidance Statement No.3 Separation Distances between Industrial and Sensitive land Uses. This is considered to adequately address the issue.	No change.
450	UDIA	All	Scale of EWDSP necessitates significant infrastructure requirements. District-level DCP managed by CoW will be unwieldy and may jeopardise implementation of EWDSP.	Noted. The WAPC has taken the decision it will prepare the district-wide DCP, however the City will remain responsible for its administration.	No change.
450.01		All	DCP should be limited to precinct-level infrastructure. This would allow for better alignment with 10-year infrastructure delivery horizon of DCP policy.	Not supported. A district-wide DCP is needed to provide a funding mechanism for the strategic level infrastructure – such as other regional roads and groundwater management – which is necessary to facilitate this scale of development.	No change.
450.02		All	State and Federal funding for rehabilitation of native vegetation should be sought.	Noted.	No change.
450.03		All	Vegetation conservation in the DSP identifies 'priority areas for further investigation' and 'high priority areas for further investigation' but these are not flagged as future open space. UDIA requests that the intended status of this land be clarified so its impact on development can be ascertained.	Noted. Figure 1.3 of the DSP shows proposed a new parks and recreation reserves and explains this in detail in Section 2.2.1 of Part 1.	No change.
450.04		12 and 15	UDIA strongly supports the concept of developing two main centres based on preferred rail alignment and station location. DSP should provide detail on how centres could develop while rail	Noted. The neighbourhood and district centres are both located in the Stage 2 area of the DSP where the timing for	No change.

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			options are still being investigated – for example, with transitional public transport arrangements along the transit corridor.	development is likely to be 2031 to 2051. It is anticipated that the further investigations to be undertaken by the PTA will have happened before this and that the alignment of the transit corridor and station locations will have been confirmed.	
450.05		All	State and Federal funding should be used for regional infrastructure.	Noted. The mix of funding sources available for infrastructure will be considered in more detail as part of preparing the district-wide DCP.	No change.
450.06		All	Dwelling yields look overly optimistic and simplistic. Little difference between dwelling yields expected for different precincts. Unrealistic targets may compromise DSP objectives and in particular the provision of infrastructure. More rigour and nuance required.	Not supported. The dwelling yields identified in Section 4 of Part 1 are based on a high-level consideration of the developable land in each precinct in line with the densities (dwelling per gross ha) shown in Table 2.6. It is acknowledged that the yield estimated once local structure plans have been prepared will refine the figure in the DSP.	No changes
450.07		3, 5, 6, 7, 10, 12, 13, 15, 16, 20, 21, 24 and 25	Impacts of infrastructure requirements on dwelling yields need more consideration. Eg transit corridor width is 70m plus another 50m for the adjacent distributor road. These requirements will prevent a substantial amount of housing, add to the cost of development, and potentially undermine housing and density targets.	Not supported. The corridor widths are deliberately conservative at this stage and will be refined as part of their formal reservation. The preparation of a district-wide DCP will establish the establish the unit costs involved in funding the necessary infrastructure	No change.
450.08		3, 5, 6, 7, 10, 12, 13, 15, 16, 20, 21, 24 and 25	Proposed sinking of transit corridor does not appear to adequately acknowledge the expected rise in groundwater.	Noted. This issue is acknowledged in the Rail Alignment – Land Reservation Study background report. It is important to note that planning for a rail link through East Wanneroo is still in its early stages and that more detailed consideration will be given to the matter of groundwater levels in the future bearing in mind the DSP requires the extent of rising groundwater to be actively managed.	No changes to EWDSP required.
450.09		10, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28	More clarity on land uses permissible in P3* water source protection areas would be useful.	Supported. See response to DWER's submission 435.	See modifications recommended in response to submission 435.
450.10		All	Proposed further groundwater modelling should be undertaken with a fit-for-purpose, refined model better suited than PRAMs to accounting for land use change. Modelling should also involve consultation with development industry.	Noted. See response to DWER's submission 435.	See modifications recommended in response to submission 435.
450.11		All	Further details re the irrigation of POS should be provided.	Supported. The further water investigations conducted since the draft EWDSP was advertised and now incorporated into the DWMS, factors the irrigation needs of POS into the calculations used to establish a conceptual water balance for the area. Irrigating POS will not be problematic in East Wanneroo given the excess groundwater that becomes available through the area's urbanisation.	No change.
451		23/28	Lot 101 will be bisected by proposed WYH. Land west of WYH is proposed for Industrial use, whilst the eastern portion is flagged for Rural. The parcels created will be irregular and awkward to design for. The Industrial portion is too narrow, and inaccessible for effective industrial operations. It would be better to use this land for Urban purposes (esp Suburban Neighbourhood purposes, as part of Precinct 16) as this would: a) reflect the Urban Investigation designation under the North-West Sub-regional Planning Framework; b) integrate better with the north-south Neighbourhood Connector on the western edge of Lot 101; c) be in close proximity to Mariginiup station and WYH; d) avoid land	Not supported. Whilst it is accepted the resulting lot west of the WYH will be awkward to design for, its location immediately abutting the highway makes it a poor environment for residential development. It would be more appropriately and efficiently developed for industrial uses.	No change.

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			use conflict associated with poor industrial/urban interfaces; e) generate more demand for services & commercial activity.		
451.1			The portion of Lot 101 east of WYH is too narrow for viable Rural use and is highly constrained in terms of access. This portion of Lot 101 would be better off as the WYH reserve, or being incorporated into Precinct 26. Owners understand compensation associated with WYH reserve and do not object in principle. Owners request that WYH be located along eastern boundary of subject land, rather than straight through middle.	Support in part. The formal reservation of the WYH will ultimately determine the future of this portion and is a matter for MRWA to consider. The impact of the reservation on the continuing viability of this portion for Rural uses will be factored in to the compensation paid to the owners.	No change.
452	Department of Local Government, Sport and Cultural Industries	12	Proposed location of regional scale aquatic centre and performing arts facility in Gnangara District Centre supported.	Noted.	No change.
452.1		15	Proposed location for regional scale sports area east of Mariginiup Neighbourhood Centre supported. Location of facilities close to transit corridor and regional roads strongly supported.	Noted.	No change.
452.2		All	Work on a DCP and scheme is required ASAP. DLGSCI recommends close partnership with City of Wanneroo.	Noted. The WAPC has taken the decision it will prepare the district-wide DCP, however the City will remain responsible for its administration.	No change
452.3		All	DPLH could take this opportunity to develop better understanding of local/district/regional open space allocation. <i>State Public Parkland Strategy</i> should be considered prior to next planning stages.	Noted.	No change.
452.4		All	DLGSCI strongly supports colocation of community facilities and POS with proposed school facilities. Several policy documents have been prepared to enable better planning in this regard.	Noted. DSP already encourages co-location of schools/community facilities in Part 1 Section 3.9.	No change
453		12,13 & 20	GULA contend there is an opportunity for an additional staging front coming from south of the EWDSP area, providing capability for an extension north into East Wanneroo. This would allow land in the southern and western portion of Precinct 20 to be in stage 1 along with land to the east of precinct 12 to also be included. An Engineering Report has been prepared to support the servicing of land within the subject precincts.	Refer to response for submission 017.1	No change.
453.1		20	High school sites should be identified at local structure plan stage and reserved under the MRS when created through the usual subdivision application process. Justification for why three high schools are proposed in close proximity to each other. The high school in precinct 20 should be located within Precinct 25.	Support in part. High school sites will be identified through the local structure planning process. See response to submission 378.4	No change.
453.2		No reference to a particular precinct	The City of Wanneroo should be responsible for preparing local Development Contribution Plans (DCP). This will allow for consistency between district and local DCPs.	Noted. Local DCPs will be the responsibility of LSP proponents to prepare in consultation with the City.	No change.
453.3		12	The transit corridor width needs to be reviewed and reduced to a dimension that will minimise impact on landowners.	Refer to response for submission 378.6	No change.
453.4		12/13/20	The landowners are concerned the resolution of the preferred transit corridor alignment may take many years causing prolonged planning uncertainty. The GULA question when the alignment will be finalised and who is responsible for undertaking detailed studies. The dedicated bus corridor as part of the transit corridor, will this be underground? Who is responsible for paying for bridges over the rail line, will this be a DCP item?	Noted. The PTA will be the agency undertaking the detailed studies for fixing the alignment and timing for the provision of the transit corridor. The preparation of a district-wide DCP will determine whether bridges over the rail line will be a DCP item.	No change.

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453.5		13	The proposed size of urban neighbourhoods need to be reduced, reflecting similar sizes to Ellenbrook and Wanneroo Town Centres.	Refer to response for submission 234.2	No change.
453.6		20	Poultry farm identified in Precinct 20 is no longer in use, this needs to be removed from mapping in the EWDSP.	Supported. DSP maps should be updated accordingly.	Amend Figure 2.2 to remove poultry farm buffer notation in Precinct 20.
454		8	25% of Lot 7 is identified as high-priority vegetation and designated as Parklands (Subject to Confirmation). Detailed assessment by consultants reveals this area has little to no conservation value. The northern half of area is rated as Completely Degraded. No species found in the southern half are Threatened or Priority or Declared Rare Flora.	Supported. Detail provided by the submitter confirms the degraded state of northern portion and semi-cleared state of southern portion.	Amend Figures 1.1, 1.3, 2.9 and 2.13 to redesignate area shown as Parkland (subject to confirmation) on Lot 7 Coogee Road as Suburban Neighbourhood.