



# Attachment 9

Sense of Place Statement



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## Precinct 8, East Wanneroo

### Local Sense of Place Statement

A Local Sense of Place (‘LSoP’) has been prepared for Precinct 8, reflective of the vision and aspirations for the precinct as set out by the East Wanneroo District Sense of Place Statement (‘DSoPS’) and the East Wanneroo District Structure Plan (‘EWDSP’).

The East Wanneroo DSoPS identifies the following principles and local priorities for East Wanneroo –

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

These principles and priorities are reflective of the established identity and future character aspirations for Precinct 8 which include-



### Established Identity

Precinct 8 benefits from its elevated location above Mariginiup Lake and Little Mariginiup, which together with its pockets of remnant vegetation create a strong sense of place that is further enriched by its Aboriginal Cultural Heritage. The name Mariginiup means “to pull out flag leaved flax” and translates as a place for food gathering. The importance of food is further signified by the historical agricultural land uses and market gardening activities that have taken place within the locality. Other rural land uses have also left their mark with equestrian activities providing a network of bridal ways north of the Precinct. These bridal ways further add to the distinctiveness of Mariginiup and Precinct 8, providing unique connections to Lake Adams to the north and to the commercial and community activities within Banksia Grove to the west of the precinct.



### Future Characteristics

Development within Precinct 8 should seek to celebrate its well established and highly attractive identity through the retention of existing vegetation and topography whilst strengthening connections to the wetlands both, within and surrounding the Precinct. Consistent with the East Wanneroo DSoPS and the development objectives set out by the EWDSP for Precinct 8 as a ‘suburban neighbourhood’, the development of Precinct should seek to respond and celebrate to the following attributes:



### Protect and Connect to Environmental Assets

Perhaps more than any other environmental feature, the local sense of place within Precinct 8 is defined by Mariginiup Lake and Little Mariginiup Lake. These shallow circular wetlands are surface expressions of the underlying unconfined aquifer that give East Wanneroo much of its uniqueness and identity.

While these wetland systems are protected as ‘Parks and Recreation’ reserves, they will require ongoing and sensitive management to ensure the protection. The management of these lakes and their foreshores should seek to seek to maintain and restore their environmental value whilst also providing strong connectivity to the emerging community. The re-establishment of ecological and social connectivity to Lake Adams and the broader lake system within East Wanneroo should also be a priority.

Pockets of native vegetation further complement the wetlands to ultimately create a sense of place that is deeply attached to and enriched by the natural environment. The retention of native vegetation and significant trees, together with the landscaping of streets and open spaces will be important to establishing environmental linkages, provide habitat whilst also offering shade.

Topography will remain an important feature of the Precinct, both for the retention of native vegetation, but also for maintaining the Precinct’s distinctive viewing corridors towards Mariginiup Lake and the distant ridge line to the south.



## Celebrated Cultural Heritage

Aboriginal Cultural and European heritage strengthen the sense of place and local identity that exists within Precinct 8. Aboriginal Cultural Heritage is strongly linked to the wetlands with two identified cultural heritage sites located within the Precinct, Lake Mariginiup and Lake Mariginiup Scarred Tree. Whilst these sites are located with Regional Reserves to ensure their protection, opportunities for story telling celebrating the landscape and its heritage should be embedded within the public realm through design, interpretive signage and street naming. Similarly, opportunities to celebrate the Precincts heritage as an important source of food for both traditional custodians and more recently through farming and market gardening should be reflected in the emerging community and its built environment.



## A Sustainable Community

As the EWDSOPS notes, as a historically rural area, there are limited places for community recreational activity within East Wanneroo. Nevertheless, the network of natural spaces provides a unique opportunity to provide an inter-connected network of public open space linking the emerging community to important natural spaces such as Mariginiup Lake. This network, and in particular the Parkland Link which will reestablish connectivity between Mariginiup Lake, Little Mariginiup and Lake Adams will be an important feature of the future community that offers an active lifestyle, deeply connected to its parks and lakes. The design and amenities provided within areas of public open space will be a key component of this and therefore be central to the health and welling of the community. Similarly, the provision of a centrally located primary school will provide a focal point social connectivity, strengthening community identity and resilience.

Opportunities to incorporate storytelling celebrating landscape, fauna and flora, cultural heritage and historical activities within public open space, streetscapes and the broader built environment should be explored. Details of how this will be achieved are included in the Landscape Masterplan prepared by Considered Space accompanying the LSP.



## Further Detailed Design Guidance

### Precinct 8: Local Structure Plan Design Philosophy

The development aspirations set out by this Sense of Place Statement have been integrated within the urban design response that the Precinct 8 Structure Plan facilitates. The Sense of Place Statement should be read in conjunction with Part 2 of the Precinct 8 Structure Plan and in particular, the urban design philosophy set out in section 6.2 which seeks to:

- Create an environmentally sensitive development, that retains areas of high-quality natural vegetation and existing topography to minimise the need for imported fill and foster Water Sensitive Urban Design.
- Promote an urban form and open space network that creates a unique sense of place that celebrates natural features within the site, maximising connecting to and between the lake system.
- Establish an efficient movement network that minimises traffic impacts on residential streets within the Structure Plan area and residential areas surrounding the site.
- Provide attractive walking routes with pathways that benefit from a high degree of shade and maximise the accessibility of public open space and the school site.
- Provide appropriate separation between residential areas and sensitive environmental areas and minimise the potential impacts of bushfire and flooding.

Similarly, the allocation and distribution of public open space throughout the structure plan area will also be a key feature of the precincts future character and the sustainability of the emerging community. The structure plan sets out a hierarchy of open space to serve a range of activity and passive recreation functions. Therefore, this Sense of Place Statement should be read in conjunction with section 6.3 of the LSP.

