Lakelands East structure plan

AMENDMENT NO. 2

Prepared for **Peet Mandurah Syndicate Limited** and **City of Mandurah**
Prepared by **Taylor Burrell Barnett, EPCAD, Taktics4**

July 2019

DOCUMENT HISTORY AND STATUS

Lakelands East structure plan

Revision	Reviewer	Date Issued
08/017-0	MW	23.04.19
08/017-3	MW	09.07.19

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This structure plan is prepared under the provisions of the City of Mandurah District Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

7 August 2013

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Date of Expiry: 19 October 2025

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Structure plan modifications including: - The provision of an additional neighbourhood road connector; - Reconfiguration of public open space; - Reduction in the amount of medium density residential land.	Minor	May 2015
2	Structure plan modifications including: - Removing the community purpose site; - Providing for commercial zoned land adjacent to Lake Valley Drive and Black Swan Lake; - Minor addition of public open space; - Increase in the amount of medium density residential land; - Text updates as required.	Minor	19 July 2019

TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC
08/017/102A	Lakelands East, Stages 61-67	12 September 2018

EXECUTIVE SUMMARY

This structure plan has been prepared as an amendment to the Western Australian Planning Commission (WAPC) approved Lakelands East structure plan, previously referred to as the Lakelands East outline development plan. The Lakelands East structure plan area is located eastwards of the Perth-Mandurah Railway and westwards of Mandjoogoordap Drive, within the locality of Lakelands. To the north is Lot 105 Stock Road and Paganoni Lake.

The modifications to the approved Lakelands East structure plan are summarised below:

1. Replacing the terminology of outline development plan to structure plan in the report and on Plan 1 – structure plan;

2. Reconfiguration of the land use designations on the south-west corner of Lake Valley Drive and Lilydale Drive to provide for:

   a) Removal of the community purpose site;
   b) Approximately 900m^2 of land for commercial (R60) adjacent to Lake Valley Drive and Black Swan Lake POS;
   c) Minor additional land for public open space; and
   d) Medium density residential (R30-R60) for the balance.

3. Updating the structure plan report, figures and plans to the extent needed to undertake the amendment proposed, in accordance with clause 16(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Structure Plan Framework* August 2015.

The approved Lakelands East structure plan was not prepared in the current format approved by the WAPC and did not comprise of a Part One – Implementation or Part Two – Explanatory Report. Accordingly, Part One and Part Two components have been prepared as part of this structure plan amendment to supplement the Lakelands East structure plan and to form part of the overall structure plan document.

Part One – Implementation includes all provisions to implement the structure plan, as amended. An amended Part Two – Explanatory Report has been prepared to explain this amendment, highlighting changes to the approved Lakelands East structure plan. It should be read in conjunction with the original structure plan report (dated September 2011) that supported the original approval.

The following is a summary of the key statistics of the Lakelands East structure plan, updated to reflect the modifications made by this amendment.

Structure plan summary

Item	Data	Structure plan ref. (section no.)
Total area covered by the structure plan	112.0118 ha (structure plan area)	Part Two, section 1.2.2
Area of each land use proposed: • Residential • Commercial	**Hectares** **Lot Yield** 1.096 ha 22 lots 0.090 ha 1 lot *Calculated for Amendment No. 2 subject land only*	Structure plan (Plan 1) Part Two, section 1.1
Total estimated lot yield	1,059 lots (structure plan area)	Part Two, section 2.4.1
Estimated no. of dwellings	1,059 dwellings (structure plan area)	Part Two, section 2.4.1
Estimated residential site density	9.45 dwellings per gross urban hectare (structure plan area)	Part Two, section 2.4.1
Estimated population	2,965 persons (structure plan area)	Part Two, section 2.4.1
No. of high schools	0 (structure plan area)	Structure plan (Plan 1)

Item	Data		Structure plan ref. (section no.)
No. of primary schools	0.5 (structure plan area)		Structure plan (Plan 1)
Estimated commercial floor space	250m² nett lettable area *Calculated for Amendment No. 2 subject land only*		Part Two, section 2.1
Estimated area and percentage of public open space given over to: • Regional open space • District open space • Neighbourhood parks • Local parks	30.3206 ha 0 ha 0 ha 29.6838ha 0.6368 ha	31.28% (structure plan) 0% 0% 4 parks 3 parks	Part Two, section 2.5
Estimated percentage of natural area	12.5776 ha	50% of Black Swan Lake	Part Two, section 2.5

PART ONE
IMPLEMENTATION

1 STRUCTURE PLAN AREA

This structure plan applies to the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map.

2 OPERATION

This structure plan comes into effect on the date that it is approved by the Western Australian Planning Commission (WAPC).

3 STAGING

The structure plan area has been progressively developed in stages, commencing with stages that extended Lake Valley Drive as a neighbourhood connector road through to the eastern side of Black Swan Lake and Paganoni Lake.

Future stages will include the provision of:

- Public open space (including Black Swan Lake);
- 50% (or 2-hectares) of a 4-hectare primary school site shared with Lot 105 Stock Road Lakelands;
- Extension of Neighbourhood Connector 'A' Roads to the northern boundary of the structure plan;
- Temporary Stock Road connection to Lilydale Drive; and
- A part contribution towards a signalised intersection at Lilydale Drive and Mandjoogoordap Drive.

4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 LAND USE PERMISSIBILITY

Land use permissibility within the structure plan area shall be in accordance with the structure plan map (Plan 1) and the corresponding zones and reserves set out in the City of Mandurah Town Planning Scheme, excepting the commercial zone.

Land use within the commercial zone shown on the structure plan map (Plan 1) shall be in accordance with the commercial zone of the City of Mandurah Town Planning Scheme with the following modifications to the land use permissibility:

Auction Mart	SA	Funeral Parlour	X	Night Club	X
Amusement Parlour	SA	Hotel	X	Place of Amusement	SA
Car Park	SA	Laundromat	AA	Tavern	X
Car Wash	SA	Liquor Store	AA		

4.2 DENSITY CODE RANGE

The residential density code ranges shown on the structure plan map (**Plan 1**) are:

(a) Low density residential (R15-R25); and

(b) Medium density residential (R30-R60).

4.2.1 RESIDENTIAL DENSITY CODE PLAN

(a) A residential density code plan is to be submitted with a subdivision application and approved by the WAPC prior to subdivision determination. An approved residential density code plan shall form part of the structure plan as a minor amendment and the Table of Density Plans updated.

(b) The residential density code plan shall generally be in accordance with the ranges shown on the structure plan map (Plan 1), include a summary of dwelling yield and be in accordance with the locational criteria outlined below.

Low density residential R15-R25

i) A base density of R25 will generally apply within the low density residential area; or
ii) A lower density coding (minimum R15) may apply where required to address vegetation retention and/or topographical constraints.

Medium density residential R30-R60

iii) A base density code of R30 will generally apply within the medium density residential area; or
iv) A higher density coding (maximum R60) may apply where required to rear-loaded lots, to lots proposed to accommodate grouped or multiple dwellings; or lots within a 300 metre walkable catchment of a high amenity area, including public open space, a public transport route, a primary school site, and/or commercial zoned land.

(c) Variations to an approved residential code plan will require the approval of the WAPC. A revised residential density code plan shall generally be consistent with an approved plan of subdivision. Any variation to the residential density code plan is to be consistent with the density ranges shown on Plan 1 and the locational criteria listed above. A modified residential code plan will replace any former approved residential density code plan and will form part of the structure plan as outlined in 4.2.1(a).

(d) A residential density code plan may not be required if the WAPC considers that a proposed subdivision is for one or more of the following application types:

i) Amalgamation of lots;
ii) Land for super lot purposes to facilitate land assembly for future development;
iii) To facilitate the provision of access, services and/or infrastructure; or
iv) The land cannot be developed for residential purposes by virtue of its zoning or reservation designation under the structure plan.

4.3 INTERFACE

4.3.1 LOT 150 STOCK ROAD

Development shall appropriately interface with the northern boundary of the structure plan area to enable integration with the future urban development of Lot 150 Stock Road, Lakelands.

4.3.2 MANDJOOGOORDAP DRIVE / KWINANA FREEWAY

An acoustic barrier/wall is to be constructed in accordance with the Traffic Acoustic Assessment – Lot 9000 Mandjoogoordap Drive June 2018 (Herring Storer Acoustics 2018, report ref: 23169-1-18085) (refer **Appendix A**) to the specification of Main Roads Western Australia and to the satisfaction of the Western Australian Planning Commission.

4.4 PUBLIC OPEN SPACE

The proponent is required to submit an updated public open space schedule and a public open space plan for the structure plan area at the time of each subdivision application.

4.5 NOTIFICATIONS ON TITLE (ALL LOTS)

In respect of applications to subdivide land within the structure plan area, the City of Mandurah may recommend the following notifications be placed on the certificates of title, as applicable:

'This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.' (Western Australian Planning Commission)

4.6 NOTIFICATIONS ON TITLE (SPECIFIC LOTS)

Where an application proposes to create lots with a bushfire attack level of 12.5 or above, the landowner/applicant may be required to lodge the following notification(s) on the certificate(s) of title of the proposed lot(s), as applicable:

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a bushfire management plan. Additional planning requirements may apply to development on this land.'

Where an acoustic assessment indicates that lots are likely to be affected by levels of transport noise which merit advising the landowner of the impact of transport noise, the City of Mandurah may recommend the following notification be placed on the certificate of title, as applicable:

'This land is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise.'

4.7 TRAFFIC SIGNALISATION

Subdivision applications shall provide updated traffic analysis, to the specification of Main Roads Western Australia and satisfaction of the WAPC, to determine whether the intersection with Mandjoogoordap Drive requires signalisation as a result of that subdivision.

5 LOCAL DEVELOPMENT PLANS

5.1 LOCAL DEVELOPMENT PLANS (RESIDENTIAL)

Local development plans are to be prepared in accordance with Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to the creation or development of residential lots:

(a) Of irregular shape or less than 260m^2 in area;
(b) That have access restrictions, access from a laneway or corner lots with limited sightlines;
(c) With a frontage less than 10.5 metres;
(d) Abutting public open space;
(e) Abutting the commercial site; or
(f) Requiring noise attenuation measures in accordance with an approved Traffic Acoustic Assessment.

5.2 LOCAL DEVELOPMENT PLAN (COMMERCIAL)

Local development plans are to be prepared in accordance with Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to the creation or development of commercial site(s) to address the following requirements:

(a) Streetscape and setbacks;
(b) Building orientation;
(c) Open space and landscaping requirements;

(d) Interface with public open space and residential lots;
(e) Alfresco areas;
(f) Vehicular and pedestrian access and car parking;
(g) Noise buffering; and
(h) Fencing.

6 OTHER REQUIREMENTS

6.1 MANAGEMENT PLANS

Prior to any subdivision or development of the land being supported, the following management plans are to be prepared and/or implemented, as applicable, to the satisfaction of the relevant authority and provided at the relevant approval stage nominated in **Table 1**.

Table 1 Management Plans

Management Plans	Approval Stage	Consultation Required	Approving Authority
Urban Water Management Plan	Condition of subdivision	LG, DWER	LG
Bushfire Attack Level Assessment / Bushfire Attack Level Contour Map	As per State Planning Policy 3.7 and Guidelines, addendums prepared and approved prior to subdivision application	DFES, LG	LG
Bushfire Management Plan	Subdivision application	LG, DFES	LG
Traffic Acoustic Report	Subdivision application	LG, MRWA	MRWA

DFES Department of Fire and Emergency Services

DWER Department of Water and Environmental Regulation

LG City of Mandurah

MRWA Main Roads Western Australia

PLAN 1 – STRUCTURE PLAN

LEGEND

- COMMERCIAL (R60)
- MEDIUM DENSITY RESIDENTIAL (R30-R60)
- LOW DENSITY RESIDENTIAL (R15-R25)
- LAKE
- PRIMARY SCHOOL (50%)
- PUBLIC OPEN SPACE
- TRAFFIC SIGNALS
- PEDESTRIAN/CYCLE LINKS (Arborways)
- SEWER PUMP STATION
- POSSIBLE FUTURE RAIL STATION/800m WALKABLE CATCHMENT
- NEIGHBOURHOOD CONNECTOR 'A' ROADS
- VEHICLE ACCESS CONTROL REQUIRED
- STRUCTURE PLAN AREA

NOTES

1. The proponent shall upgrade the Mandjoogoordap Drive intersection to a full movement T-intersection with provision for future signalisation, to the specifications of Main Roads WA. This upgrade is required prior to the Mandjoogoordap Drive intersection being accessible by subdivisional roads with the Structure Plan area.
2. Stock Road provides temporary access only and is not designed to accommodate urban traffic. The proposed design of the temporary connection between Stock Road and the Structure Plan area is indicative and shall be determined at the subdivision stage.
3. Arborways provide vegetation and open space connectivity between larger pockets of public open space. Retention and rehabilitation of locally endemic native vegetation and retention of trees shall be managed and protected via subdivision design.
4. Traffic calming measures required along Lake Valley Drive west of the intersection at Lilydale Drive.

PLAN 1 - LAKELANDS EAST STRUCTURE PLAN
Amendment No. 2

0m 40 80 120m

s: 1:8000@A3
d: 4 June 2019
p: 08/017/104B

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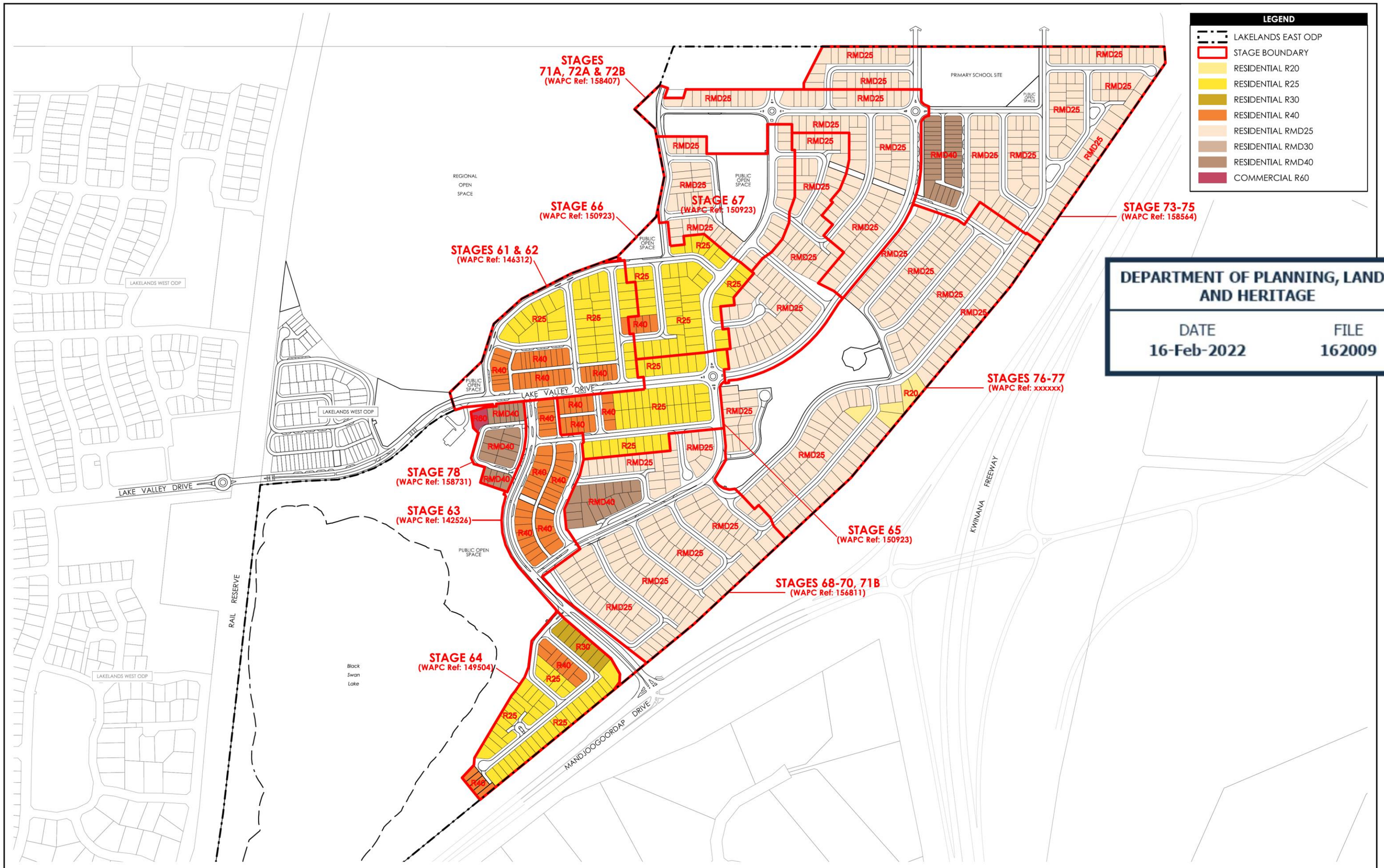

Density Code Plan

LAKELANDS EAST

A PEET MANDURAH SYNDICATE LIMITED PROJECT

plan: 08/017/127
date: 23/12/2021
projection: PCG 94
designed: MW
checked: MW
drawn: BR
scale: 1:3000@A1 | 1:6000@A3
0 60 120m

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