

MADORA BAY NORTH Local Structure Plan

Part One - Implementation Report

FEBRUARY 2025

CLE Town Planning + Design

SeASiDe



Title: Madora Bay North Local Structure Plan
Part One | Implementation Report

Prepared for: Satterley Property Group

CLE Reference: 962Rep227C

Date: 18 February 2025

Status: Final

Review date: 18 February 2025

Prepared by: CLE Town Planning + Design

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Amendment

IT IS CERTIFIED THAT AMENDMENT NO. 2 TO MADORA BAY NORTH STUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

15 January 2026

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose.

Table of Amendments

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	DATE APPROVED BY WAPC
1	<p>Reconfigure the Local Centre zone and central public open space in response to design concepts progressed for the Coastal Node.</p> <p>Introduce reference to City of Mandurah Local Planning Policy No. 1.</p> <p>Make changes in Part 1 to reflect the adoption of City of Mandurah Local Planning Scheme No.12 (2022) and the Structure Plan Framework (2015).</p>	5 September 2023
2	Introduce 'Tavern' as an additional use in the Local Centre zone.	15 January 2026

EXECUTIVE SUMMARY

This structure plan provides a comprehensive planning framework for the subdivision and development of the 'Seaside' residential estate being developed by the Satterley Property Group. It is prepared pursuant to the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended) and City of Mandurah Local Planning Scheme No. 12.

The proposed structure plan facilitates residential development of the site as anticipated by sub-regional structure plans for the area. The plan has been formulated with reference to an extensive body of research into its attributes, opportunities and constraints, and so effectively manages considerations such as visual impact, environmental impact, responsible water management and civil engineering. The plan provides for a high-quality development with exceptional access to the beach, in close proximity to Mandurah, and the opportunities it and the surrounding region offers. It also gives careful consideration to the effective integration of the proposed residential development with the existing residential communities of Madora Bay and Singleton.

Extensive consultation with representatives from the City of Mandurah and the Department of Planning, as well as other government departments such as Main Roads WA, the Department of Education, and the Water Corporation has greatly assisted in the formation of the structure plan.

Part 2 of the structure plan demonstrates how it responds to the strategic and statutory planning framework, and site attributes and context, to facilitate site-responsive development of a fully integrated urban community. The plan is informed by detailed technical analysis of environmental attributes, civil engineering considerations, traffic planning, landscape and visual impact issues, coastal management and integrated water management to achieve high quality urban design.

Basic data for the structure plan area is provided in Table 1 below.

Table 1: Summary Table

ITEM	DATE	STRUCTURE PLAN REF.
Structure Plan area (ha)	142.64ha	Part 1, s. 1 Structure Plan Map
Area of each land use proposed (ha)	Residential: 68.6ha Local Centre: 1.4ha	Part 2, s.5 Structure Plan Map
Estimated lot yield	1600 - 1700	Part 2, s.5
Estimated dwelling yield	1650 - 1750	Part 2, s.5
Estimated dwelling density	24 dwellings per site hectare	Part 2, s.5
Estimated population	Approximately 4300	Part 2, s.5
Number of secondary schools	Nil	Part 2, s.5
Number of primary schools	One	Part 2, s.5
Estimated commercial floorspace (Net Lettable Area)	Up to 2500sqm	Part 2, s.5
Open space (ha)	13.3ha	Part 2, s.5

Table of contents

1.0	STRUCTURE PLAN AREA
2.0	STRUCTURE PLAN CONTENT
3.0	STRUCTURE PLAN OPERATION
4.0	STAGING
5.0	SUBDIVISION AND DEVELOPMENT REQUIREMENTS
5.1	Zones and Reserves
5.2	Residential Zone
5.3	Local Centre Zone
5.4	Public Open Space
6.0	LOCAL DEVELOPMENT PLANS
7.0	ADDITIONAL INFORMATION

Plans

Plan A Madora Bay North Local Structure Plan Map



1.0 STRUCTURE PLAN AREA

This structure plan applies to Lot 101 Mandurah Road, Madora Bay, being the land within the line identified as the 'Structure Plan Boundary' on Plan A: Madora Bay North Local Structure Plan ('the structure plan map').

2.0 STRUCTURE PLAN CONTENT

This structure plan consists of:

- Part One – Implementation (as amended) (this section);
- Part Two – Explanatory Section; and
- Appendices – Technical reports supporting the structure plan, and planning reports supporting the amendments to the structure plan.

Part One of the structure plan comprises the structure plan map and planning provisions. Part Two and all Appendices are references provided to guide the interpretation and implementation of Part One.

3.0 STRUCTURE PLAN OPERATION

This structure plan is prepared in accordance with Part 4 of Schedule 2 (Deemed Provisions) in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'). It is a Local Structure Plan fulfilling the requirements of City of Mandurah Local Planning Scheme No. 12 ('LPS 12') for the applicable 'Urban Development' zone.

The Regulations require decision-makers to have due regard for the provisions of this structure plan, which takes effect on the date on which it is approved by the Western Australian Planning Commission ('WAPC').

Unless otherwise specified by this Part, all words and expressions used in this structure plan have the same meaning as the same words and expressions in the Regulations and LPS 12.

4.0 STAGING

Subdivision and development of land within the structure plan area has commenced from the south-eastern part of the site and will proceed generally in a westward direction. Future staging will be influenced by, *inter alia*:

- Provision of a Wastewater Pump Station ('WWPS') near the Coastal Node to service the portion of the structure plan area that does not connect into the established Lakelands WWPS.
- Provision of a new intersection on Mandurah Road at the location shown on the structure plan map, connecting into the under-construction Everest Parkway intersection.

Specific timing for these and other aspects will be confirmed at the subdivision stage.

5.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Zones and Reserves

Subdivision and development of land within the structure plan area should be generally in accordance with the structure plan and the corresponding zone or reserve under LPS 12.

5.2 Residential Zone

- a. Residential subdivision and development should accord with the requirements for the Residential Density Code specified by the structure plan map.
- b. The City of Mandurah Local Planning Policy No. 1: Residential Design Codes Policy ('LPP 1') sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except to the extent of any inconsistency with an approved Local Development Plan ('LDP'), LPP 1 applies within the structure plan area.

5.3 Local Centre Zone

- a. Land use permissibility for the Local Centre zone is as per Table 3 of LPS 12.
- b. In addition to the land use permissibility set out in Clause 5.3 a. 'Tavern' is a 'Discretionary Subject to Advertising' (A) land use within the Local Centre zone.
- c. The Net Lettable Area of retail floorspace within the zone shall be in accordance with the City of Mandurah Activity Centres Strategy.
- d. A residential density code of R60 applies within the zone.
- e. The development of the zone should be in accordance with approved Local Development Plans. These should be based on 'main street' design principles promoting development to be built up to or close to the street, providing good surveillance of the primary street/s with coordinated parking areas located at the rear.

5.4 Public Open Space

A minimum of 10 percent public open space is to be provided in accordance with *Liveable Neighbourhoods*. Public open space is to be provided generally in accordance with the structure plan map. An updated public open space schedule should be provided at the subdivision stage for assessment by the City and the WAPC.

6.0 LOCAL DEVELOPMENT PLANS

At the subdivision stage, the City of Mandurah may request that the WAPC impose a condition/s of approval requiring LDPs to be prepared, submission and approval, in accordance with Part 6 of the Regulations, for lots that:

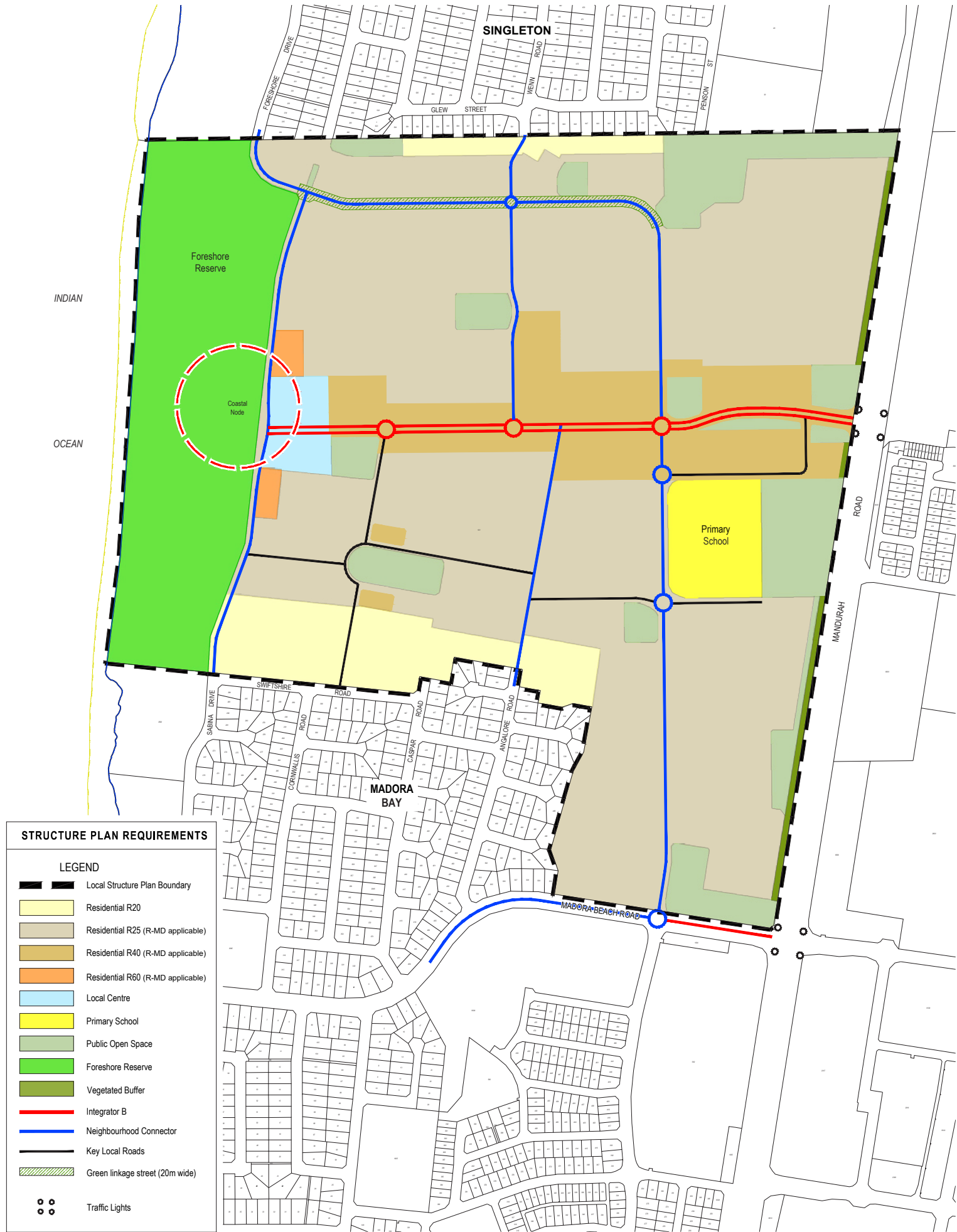
- a. Are rear-loaded (take vehicle access from a laneway);
- b. Abut POS;
- c. Require site-specific R-Code variations;
- d. Require a designated crossover location due to an access constraint, where the crossover location cannot be managed through an engineering approval;
- e. Are zoned Local Centre. Provisions addressing built form, access and parking will be required;
- f. Require application of 'Quiet House' design features as recommended by a Transport Noise Assessment;
- g. Are immediately adjacent to existing residential lots in Singleton: to address site levels and boundary fencing to existing abutting lots; or
- h. Are immediately adjacent to existing residential lots in Madora, east of Angalore Road: to address site levels and boundary fencing to existing abutting lots.

Local Development Plans required for lots abutting an existing residential lot outside of the structure plan area will be advertised to the relevant landowner/s through direct written correspondence in accordance with the Regulations.

7.0 ADDITIONAL INFORMATION
















At the subdivision stage, the WAPC may require and/or impose a condition/s of approval requiring the preparation, submission and approval of the following technical reports:

- a. Foreshore Management Plan;
- b. Environmental Management Plan;
- c. Urban Water Management Plan;
- d. Public Open Space Schedule;
- e. Landscape plan for the planting and treatment of the 'green linkage street';
- f. Local Traffic Management Plan providing details of any safety improvements and traffic calming to existing roads that provide direct through connection into the structure plan area that may be required to accommodate the additional traffic generated by the structure plan, with reference to an approved Transport Impact Assessment;
- g. Design and construction of the intersection of the 'Integrator B' road with Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah;
- h. Design and construction of the upgrade to the intersection of Madora Beach Road and Mandurah Road to the satisfaction of the WAPC, in consultation with Main Roads WA and the City of Mandurah; and
- i. Uniform fencing and/or a noise attenuation wall, with reference to an approved Transportation Noise Assessment.



STRUCTURE PLAN REQUIREMENTS

LEGEND

-  Local Structure Plan Boundary
-  Residential R20
-  Residential R25 (R-MD applicable)
-  Residential R40 (R-MD applicable)
-  Residential R60 (R-MD applicable)
-  Local Centre
-  Primary School
-  Public Open Space
-  Foreshore Reserve
-  Vegetated Buffer
-  Integrator B
-  Neighbourhood Connector
-  Key Local Roads
-  Green linkage street (20m wide)
-  Traffic Lights

