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Date					
Signed for and on behalf of the Western Australian Planning Commission:					
an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:					
Witness					
Date					
Date of Expiry					

Title: The South-West Piara Waters Structure Plan

Part One - Implementation Section

Prepared for: Stockland Development Pty Ltd

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EXECUTIVE SUMMARY

The South-West Piara Waters Structure Plan ('the Structure Plan') comprises approximately 48.9ha of land, being generally bound by Armadale Road, Warton Road, Interdominion View and Lot 9009 Warton Road, Piara Waters.

The Structure Plan area is zoned 'Urban' under the Metropolitan Region Scheme (MRS) with Amendment 118 currently underway to zone the land 'Urban Development' in the City of Armadale Town Planning Scheme No. 4 (TPS4). Consistent with Amendment 118 to TPS4, this Structure Plan is lodged in accordance with TPS4 provisions which requires a structure plan prior to development or subdivision for land zoned 'Urban Development'.

The Structure Plan realises the strategic planning for the area with Perth and Peel@3.5million and the South Metropolitan Peel Sub-regional Framework identifying the land as suitable for future residential development. The Structure Plan continues on with the logical expansion of the Piara Water community, with this residential neighbourhood continuing to respond to the surrounding land use context.

Through the inclusion of a permeable and legible local road network, the Structure Plan establishes an interconnected interface for both existing and future development of the surrounding land, as well as connecting into the higher order movement network, and with densities of R25 to R60, the Structure Plan is capable of delivering a residential target of 31.1 dwellings per residential site hectare, achieving State Government density targets.

The Structure Plan provides for a network of public open space area which will provide residents with a combination of passive and active space, whilst also serving a local drainage purpose. These public open spaces areas have also been designed to retain a number of mature trees already onsite as well as the retention and rehabilitation of a wetland, of which the core (of the wetland) has been defined by way of a comprehensive wetland assessment. The retention and rehabilitation of this identified wetland will improve the ecological values of the site. In conjunction with quality public open space areas, a street tree planting regime will deliver a high standard of landscaping and tree canopy coverage within the streetscape, further enhancing this residential estate.

All essential service infrastructure is located within proximity and is easily extended to the Structure Plan area.

The Structure Plan is supported by a number of technical reports which are provided as appendices and summarised in Part 2:

- Environmental Assessment Report.
- Bushfire Management Plan.
- Noise Assessment.
- Landscape Masterplan.
- Transport Impact Assessment.
- · Local Water Management Strategy.
- · Engineering Servicing Report.

These reports comprehensively address all of the relevant planning considerations, and demonstrate that the land is suitable for urban development in the form proposed.

Table 1 provides a land use summary of the Structure Plan.

Table 1: Land Use Summary

ITEM	DATA	SECTION NUMBER REFERENCE WITHIN PART TWO OF THE STRUCTURE	
Total area covered by the structure plan	48.9 hectares	Section 1.2.2	
Area of each land use proposed			
Zones (as per the Scheme)			
- Residential	23.9 hectares	On affine 0.4	
Reserves (as per the Scheme and MRS)		Section 3.1	
- Road Reserves	11.8 hectares		
- Parks and Recreation	12 hectares		
- Public Purposes (Water Authority of WA)	1.2 hectares		
Total estimated lots yield	755 - 765 lots		
Estimated number of dwellings	755 - 765 dwellings		
Estimated residential site density			
- Dwellings per residential site hectare as per Liveable Neighbourhoods	31.1 dwellings per residential site hectare	Section 3.2.1	
Estimated population	2128 people @ 2.8 people per household		
Number of Primary Schools	None	Section 3.8	
Number of Secondary Schools	None		
Amount of Public Open Space	4.71 hectares (total)		
	2.23 hectares (unrestricted)	Section 3.3	
	2.48 hectares (restricted)		

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

The Structure Plan is identified as the South-West Piara Waters Structure Plan.

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- Part One Implementation Section
- Part Two Explanatory Report
- Appendices Technical Reports

Part One of the Structure Plan comprises the structure plan map and planning provisions. Part Two of the Structure Plan is the planning report component which can be used to interpret and implement the requirements of Part One.

3.0 OPERATION

The South-West Piara Waters Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission.

4.0 INTERPRETATION AND RELATIONSHIP WITH STATUTORY PLANNING FRAMEWORK

The South-West Piara Waters Structure Plan constitutes a Structure Plan pursuant to Part 4E of the City of Armadale Town Planning Scheme 4 and the *Planning and Development (Local Planning Schemes)*Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes. The Structure Plan Map outlines future land use, zones and reserves applicable within the structure plan area.

Pursuant to the *Planning and Development (Local Planning Schemes)*Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

5.0 STAGING

Development staging will follow an orderly sequence and shall not exceed the extension of essential service infrastructure or constructed road access.

6.0 LAND USE

6.1 Land Use and Zones

The subdivision and development of land is to generally be in accordance with the Structure Plan.

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under City of Armadale Town Planning Scheme No. 4 and subject to 'Special Control Area – Public Drinking Water Protection – Priority P3*' as shown on the scheme map and in accordance with Section 5.3 of the Scheme.

6.2 Residential

6.2.1 Dwelling Target

Subdivision and development within the structure plan is to achieve a dwelling target of 22 dwellings per site hectare.

6.2.2 Density

- a. The Structure Plan map defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential ranges, are to be subsequently assigned in accordance within a Density Plan approved by the WAPC at subdivision stage.
- b. A Density Plan is to be submitted at the time of subdivision to the WAPC and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan A and locational criteria contained in Clause 6.2.3.
- The Density Plan is to include a summary of the proposed dwelling yield of the subdivision.

- d. Approval of the Density Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.
- e. Variations to the Density Plan will require further approval of the WAPC, with a revised Density Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Density Plan shall be consistent with Residential Density ranges identified on the Structure Plan map and the locational criteria contained in Clause 6.2.3.
- f. A revised Density Plan, consistent with Clause 6.2.2 (e) will replace, wholly or partially, the previously approved Density Plan, and shall then form part of the Structure Plan as outlined in Clause 6.2.2 (d).
- g. Density Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
 - (i) The amalgamation of lots;
 - (ii) Consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
 - (iii) The purposes of facilitating the provision of access, services or infrastructure; or
 - (iv) Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

6.2.3 Locational Criteria

The allocation of residential densities shall be in accordance with the following locational criteria:

- a. The R30 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R25, R40 and R60 as set out in (b) and (c) below.
- b. The R25 density code shall apply to any single residential lot that measures between 350m² and 700m².
- c. The R40 density code may apply to all 'Residential' zoned lots where one or more of the following applies:
 - The lot is located within a 400m walkable catchment of an area of public open space;
 - (ii) The lot is located within a 400m walkable catchment of a planned Local Centre; and
 - (iii) The lot is located within a 400m walkable catchment of a planned Primary or High School.
- d. The R60 density code shall apply to lots shown as having this residential density on the Structure Plan map.

6.3 Public Open Space

The provision of public open space being provided generally in accordance with the Structure Plan Map.

7.0 SUBDIVISION AND DEVELOPMENT

7.1 Local Development Plans

The preparation of a Local Development Plan will be required by the Western Australian Planning Commission (WAPC), on the advice of the City of Armadale, as a condition of subdivision approval where deemed necessary for land comprising, but not limited to:

- (v) Lots abutting areas of Public Open Space.
- (vi) Lots subject to 'Quiet House Design' requirements as identified in the Noise Assessment.

7.2 Notifications on Title

In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that a condition be imposed as part of a subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise of the following: -

 Land or lots deemed to be affected by road traffic noise as identified in the Noise Assessment contained within Appendix 3.

7.3 Bushfire Management

This Structure Plan is supported by a Bushfire Management Plan (Appendix 2). Regardless of whether the land has been formally designated as bushfire prone, any building to be erected on land identified as falling within 100 metres of a bushfire hazard is designated as bushfire prone land and shall comply with the requirements of Australian Standard 3959 under the Building Code of Australia.

8.0 OTHER REQUIREMENTS

8.1 Conditions of Subdivision Approval

The following technical reports / strategies are to be prepared and submitted as a condition of subdivision approval (where applicable):

- · Urban Water Management Plan.
- Bushfire Management Plan.
- · Acid Sulphate Soils Management Plan.
- · Fauna Management Plan.
- Wetland and Buffer Management Plan.
- · Noise wall design.

8.2 Development Contributions

The Local Structure Plan is subject to contribution to the costs of common infrastructure in accordance with a Development Contribution Plan and Cost Apportionment Schedule prepared pursuant to Part 5A and Schedule 9B Development Contribution Plans.



