



PERRON GROUP

CLE Town Planning + Design



STRUCTURE PLAN

Lots 705 & 707 Armadale Road,
Treeby

SEPTEMBER 2022

Title: Lots 705 & 707 Armadale Road, Treeby
Structure Plan
Part One - Implementation Section

Prepared for: Perron Treeby Pty Ltd

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This structure plan is prepared under the provisions of City of Cockburn Town Planning Scheme No. 3.

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

..... 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

Table of Amendments

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Facilitate a childcare centre site opposite the primary school.	Minor	TBC

Table of Density Plans

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE APPROVED BY WAPC
CLE Ref. 2310-268A-01	All residential-zoned land.	19 November 2020

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Structure Plan (CLE Ref. 2310-317A-01)

EXECUTIVE SUMMARY

The structure plan for Lots 705 and 707 Armadale Road is prepared on behalf of landowners Perron Treeby Pty Ltd, a subsidiary of The Perron Group.

Lots 705 and 707 Armadale Road contain 48 hectares of Urban-zoned land and upon completion of development are anticipated to yield between 600 - 700 residential dwellings, a primary school, district playing fields, and a local centre.

The structure plan area has historically been used for sand quarrying and brick processing. Development of the site represents an outstanding opportunity to not only remediate the former quarry, but also to deliver a high quality residential estate in this highly sought-after infill precinct.

The structure plan provides a robust framework that is responsive to the physical attributes of the site, and its planning context within the broader Treeby DSP area. In addition to the land uses described above, the structure plan provides for the following attributes to be delivered as part of future subdivision and development:

A development concept that responds to the unique and challenging physical attributes of the site, including topography, vegetation, and interface to adjoining landholdings with varying land uses.

A flexible housing density range in order to ensure that lot and housing product can respond to market demand as it arises, as well as opening opportunities for innovative medium-density development in appropriate locations.

A designated 'Urban Core' located between two high-amenity areas of open space, a local centre and a future bus route, and with the potential to increase the diversity of the housing offering across the site.

Approximately 4.5 hectares of public open space, including district playing fields and a feature park with a lake and multi-access play facilities.

The retention and recognition of approximately 12.3ha of Bush Forever Area 390, including a management framework for ensuring the long term viability of the retained bushland.

A safe and permeable road network, including localised treatments of access streets to provide usable spaces for community connection, along with provision for future connections to other residential areas to the north and west of the structure plan area.

A plan that responds to bushfire and traffic noise hazards through the design approach, and the implementation of suitable built form controls.

An innovative response to the management of surface and groundwater, which includes at-source infiltration, sub-surface storage within the district open space, and subsoil drainage to manage fluctuating groundwater.

A comprehensive servicing strategy that ensures the site can be provided with essential infrastructure in keeping with development staging.

Further detail on the land use breakdown as proposed by this structure plan is provided in Table 1: Summary Table.

Table 1: Summary Table

ITEM	DATA	STRUCTURE PLAN REF.
Structure Plan area	47.9	Part 1, s. 1
(gross Urban-zoned, ha)		Structure Plan Map
Residential (Net Developable, ha)	23.4	Structure Plan Map
Commercial (gross, ha)	0.8	Structure Plan Map
Estimated lot yield	600 - 700	Part 1, s. 5.2.1
Estimated dwelling yield	600 - 700	Part 2, s. 3.1
Estimated dwelling density	13-15 dph (gross Urban-zoned)	Part 1, s. 5.2.1
	26-28 dph (Net Developable)	Pat 2, s. 3.2.1
Estimated population	1625-1750	Part 1, s. 5.2.1
Number of secondary schools	Nil	Part 2, s. 3.6
Number of primary schools	One	Part 2, s. 3.6
Estimated commercial floorspace	0.1	Part 1, s. 5.3
(Net Lettable, ha)		Pat 2, s. 3.7
Open space (ha)	4.83	Part 2, s. 3.4

1.0 STRUCTURE PLAN AREA

This structure plan applies to the land within the line identified as the 'Structure Plan Boundary' on Plan A: Lots 705 and 707 Armadale Road, Treeby Structure Plan ('the Structure Plan Map').

2.0 STRUCTURE PLAN CONTENT

This structure plan consists of:

- Part One – Implementation Section (this section);
- Part Two – Explanatory Report; and
- Appendices – Technical reports supporting the structure plan.

Part One of the structure plan comprises the structure plan map and planning provisions. Part Two and all Appendices are a reference 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 fulfills the requirements of City of Cockburn Town Planning Scheme No. 3 for the applicable '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 in 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 City of Cockburn Town Planning Scheme No. 3 (as amended).

4.0 STAGING

Subdivision and development of land within the structure plan area will be staged in an orderly fashion in response to service availability and market preferences. It is currently anticipated that development will commence in the south-eastern corner of the structure plan area to enable construction of the Armadale Road entrance, and proceed westward, then northward.

5.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Zones and Reserves

Subdivision and development of land within the structure plan area should be in accordance with the structure plan and the corresponding zone or reserve under City of Cockburn Town Planning Scheme No. 3.

5.2 Residential Densities

5.2.1 Dwelling Target

It is the objective of this structure plan to provide a minimum of 600 lots within the structure plan area, consistent with the Liveable Neighbourhoods objective of 22 dwellings per site hectare in new urban areas. Assuming 2.6 people per household, this accommodates a population of 1560.

5.2.2 Residential Density

The residential density ranges applicable to the structure plan area are shown on the Structure Plan Map. Specific residential density codes will be applied at the subdivision stage through an R-Code Plan assessed and approved by the WAPC.

The R-Code Plan:

- a. Is required to be submitted with each subdivision application/s, and shall be consistent with the density ranges and locational criteria in this structure plan.
- b. Is to include a summary of the proposed lot yield of the subdivision application to which it relates.
- c. Forms part of this structure plan once it has been approved by the WAPC (as part of its determination of the subdivision application).
- d. May be varied subject to the further approval of the WAPC. A varied R-Code Plan will replace (entirely or partially) the previously-approved R-Code Plan.

- e. May not be required if the WAPC considers that the subdivision application is for one or more of the following:
 - (i) Amalgamation of lots, including for land assembly;
 - (ii) Provision of access, services or infrastructure;
 - (iii) Non-residential use, with reference to the zone or reserve indicated on this structure plan; or
 - (iv) In accordance with an already approved R-Code Plan.

5.2.3 Locational Criteria

- a. The allocation of residential densities shall be generally in accordance with the following criteria:
- b. A base residential density coding of R30 applies across the structure plan area.
- c. An R40 coding may be applied for lots that:
 - (i) Abut areas of POS;
 - (ii) Are serviced via a rear laneway;
 - (iii) Have frontage to a designated bus route; or
 - (iv) Are located at the end of a street block.
- d. An R60 or R80 coding may be applied to lots within the 'Urban Core' precinct shown on the structure plan map.

5.3 Residential Design Code Variations

The City of Cockburn Local Planning Policy 1.16 'Single House Standards for Medium Density Housing in the Development Zone' sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved Local Development Plan (LDP) imposes R-Code variation to the deemed-to-comply provisions of the R-Codes, the standards set out in Local Planning Policy 1.16 shall apply to this Structure Plan.

5.4 Local Centre Zone

- a. A Local Centre comprising up to 1500 square metres of net lettable retail floorspace is permitted in the Local Centre zone adjacent to the lake.
- b. The Local Centre zone adjacent to the primary school is intended for a non-retail function. Any retail floorspace proposed for this site should be justified in the context of the City of Cockburn Local Commercial and Activity Centres Strategy.

5.5 Public Open Space

- a. A minimum of 10 per cent of the gross subdivisible area is to be provided as public open space, in accordance with the WAPC's Liveable Neighbourhoods policy. Public open space is to be provided generally in the locations shown on the Structure Plan Map and landscaped generally in accordance with the Landscape Management Plan appearing as an Appendix to this structure plan.

- b. Residential development in the Local Centre zone adjacent to the primary school is not assumed in the POS Schedule provided with this structure plan. Should residential development occur in this location, the POS Schedule should be updated and any POS shortfall covered through either a land or cash-in-lieu contribution, at the City's discretion.

5.6 Bush Forever Interface

The majority of the interface to Bush Forever Area 390 is to be landscaped and managed in accordance with the principles set out in the Environmental Assessment Report, Landscape Strategy and any future Management Plan appearing as an Appendices to this structure plan.

6.0 LOCAL DEVELOPMENT PLANS

At the subdivision stage, the City of Cockburn may request that the WAPC impose a condition/s of approval requiring local development plan/s to be prepared, in accordance with Part 6 of the Regulations, for lots that;

- Are rear-loaded (laneway access);
- Abut areas of POS;
- Are within the 'Urban Core' shown on the Structure Plan Map;
- Are within the Local Centre zone adjacent to the lake;

- May be affected by road transport noise and require noise mitigation measures at the development stage (as determined by the acoustic assessment appended to Part 2); and/or
- May be affected by aircraft noise and require noise mitigation measures at the development stage.

7.0 OTHER REQUIREMENTS

7.1 Vehicle Access to Armadale Road

Vehicle access is to be provided to the structure plan area via a gazetted road connecting to the Liddelow Road /Armadale Road roundabout.

7.2 Notifications on Title

In respect of applications for the subdivision of land the City of Cockburn may recommend to the WAPC that a condition be imposed on the granting of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) of affected lots to advise of the following:

- a. The lot is situated in the vicinity of the Armadale Road transport corridor and is currently affected, or may in the future be affected by transport noise.
- b. This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.
- c. This lot is situated in the vicinity of Jandakot Airport, and is currently affected, or may in the future, be affected by aircraft noise. Noise exposure levels are likely to increase in the future as a result of increases in numbers of aircraft using the airport, changes in aircraft type or other operational changes. Further information about aircraft noise, including development restrictions and noise insulation requirements for noise-affected properties, are available on request from the relevant local government offices.

7.3 Development Contributions

This structure plan area is subject to the requirements of Development Contribution Plan Nos. 13 and 15 as detailed in Clause 5.3 and Table 10 of the City of Cockburn Town Planning Scheme No. 3.

7.4 Bushfire Hazard Management

The landowner/developer is to ensure compliance with State Planning Policy 3.7 - Planning in Bushfire-Prone Areas and the associated Guidelines for Planning in Bushfire-Prone Areas for each stage of subdivision.

8.0 ADDITIONAL INFORMATION

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

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Bushfire Management Plan (BAL Contour Plan)	Subdivision (pre-approval)	City of Cockburn Department of Fire and Emergency Services WAPC
Urban Water Management Plan	Subdivision (condition of approval)	City of Cockburn Department of Water and Environmental Regulation WAPC

