

GOLDEN BAY STRUCTURE PLAN

(AS AMENDED)

PART ONE - IMPLEMENTATION

OCTOBER 2020



Government of **Western Australia**
Department of **Communities**

PEET

CLE Town Planning + Design

GOLDEN BAY STRUCTURE PLAN

PART ONE - IMPLEMENTATION

Prepared by:



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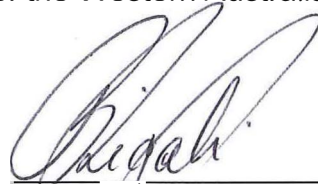
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October 2020

This structure plan is prepared under the provisions of the City of Rockingham
Town Planning Scheme No. 2

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

27 March 2012

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, in the
presence of:



Witness

15 February 2019

Date

19 October 2030

Date of Expiry

TABLE OF CHANGES OR DEPARTURES FROM STRUCTURE PLAN

Change or Departure No.	Description of Change or Departure	Date Adopted by the Council	Date Approved by the WAPC (if required)	Date Structure Plan commences operation
1	<ul style="list-style-type: none"> Introduce Part One report to insert Residential Design Code Variation - Single House (RMD) Standards for Medium Density Housing Structure Plan map modified to show changed road layout reflecting approved subdivision 	1 September 2015	—	14 September 2015
2	<ul style="list-style-type: none"> Rename the Part 1 Report of the Golden Bay Structure Plan to 'Implementation', in lieu of 'Statutory Section'. Insert Endorsement Page into the part 1 report. Amend Section 3.0 'Interpretation and Relationship with Statutory Planning Framework' to provide that once approved, the status of the Structure Plan as a 'due regard' document pursuant to clause 27 (1), Schedule 2 of the Regulations. Amend Section 4.1 'Operation Date' to confirm that the Structure Plan commences operation once approved by the Western Australian Planning Commission. Insert Section 4.2 'Stage' to require development staging to be undertaken in an orderly sequence Delete Section 6.0 'Subdivision / Development'. Re-number Section 7 'Other Requirements' as Section 6 and insert new sub-section 6.2 'Notifications on Title', requiring notifications where property is declared bushfire prone. Insert new Section 7.0 'Local Development Plans; setting out criteria where local development plans will be required as a condition of subdivision. Insert new Sections 8.0 'Additional Information', with associated table specifying information required as part of future stages of planning. Modify the Structure Plan map to: <ol style="list-style-type: none"> Reconfigure the 'Public Open Space Drainage' local reserves across Lot 3. Remove the northernmost 'Local Reserve Public Purpose Drainage' reserve within Lot 3. Reallocate the residential density coding across Lot 3, primarily involving allocating a R25 base code with select pockets of R20, R30 and R40, whilst deleting any R60 coding. Realign the north-south Neighbourhood Connector and local access streets throughout Lot 3. Remove the 'Stage 1' overlay located in Lot 2. Remove reference to the R-MD provisions. Show 'Local Reserve - Waste Water Pump Station' within POS U. 		17 March 2021	

EXECUTIVE SUMMARY

The Golden Bay Structure Plan allows for the creation of a diverse and vibrant coastal community of approximately 2200 dwellings over approximately 155ha located between Secret Harbour and the existing Golden Bay community. The project area covers Lots 2 and 3 Warnbro Sound Avenue, owned by the Department of Housing.

The site is zoned for development, with valid environmental approvals in place.

This report is an update to the approved 1994 Comprehensive Development Plan (CDP) to reflect contemporary planning principles. The community is focussed around a centrally located main street based neighbourhood centre and coastal node. The Plan draws on the unique elements of this site, capitalising on its proximity to the coast, existing infrastructure and public transport.

The Golden Bay development will meet social diversity objectives, through housing choice and a variety of lot product. Higher density residential is focussed around the neighbourhood centre, coastal node and key areas of public open space, with lower transitional densities adjoining the existing communities of Secret Harbour and Golden Bay.

The Golden Bay development will deliver new community and service infrastructure, as well as enhancing existing infrastructure. Local employment opportunities will be generated by the neighbourhood centre and home based business, and strengthened linkages to other nearby employment centres. As an infill project the site will be exceptionally well serviced by public transport facilities. Discussions with the Public Transport Authority (PTA) have confirmed that there will be three bus routes running north south through the project area, connecting the site to district and regional facilities, including the future Karnup Train Station. The Structure Plan is an environmentally responsive plan that acknowledges the sites environmental features and works to existing environmental approvals.

Addendum (Amendment 2)

Amendment 2 to the Golden Bay Structure Plan reconfigures the amount and distribution of public open space within the southern landholding of Golden Bay Estate, as well as rationalise the applicable density codes for the residential zoned land. The amendment will also take the opportunity to realign the key north-south Neighbourhood Connector road which passes through the site.

The reason behind the amendment is to provide more connectivity for flora and fauna and protect a number of key landforms by reducing the Lot 3 urban footprint and increasing the provision of public open space. The amendment also proposes the rationalisation of the residential density codes to reflect current market trends and lots sizes, as well as provide for a catchment for the planned Karnup METRONET station. A realignment of the Neighbourhood Connector is also proposed to improve connectivity and efficiency in the road network.

Other administrative modifications are also proposed to the Part 1 – Implementation Report in order to align the Part 1 with changes in the overarching planning framework that have occurred since the Golden Bay Structure Plan was approved.

TABLE 1: LAND USE SUMMARY

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the structure plan	156.7 hectares	Section 1.2.2
Area of each land use proposed Reserves (as per the MRS)		Section 3.1 (Part Two) Section 5 (Amendment 2 Addendum)
Reserves (MRS)		
- Public Purpose (High School)	0.8 hectares	
- Public Purpose (Parks & Recreation - foreshore)	12.0 hectares	
Area of each land use proposed Zones and Reserves (as per the Scheme)		
- Residential	76.6 hectares	
- Commercial (Local Centre)	2.6 hectares	
Reserves (as per the Scheme)		
- Road Reserves	40.2 hectares	
- Parks and Recreation	20.1 hectares	
- Public Purpose (Primary School)	3.5 hectares	
- Public Purpose (Drainage)	0.8 hectares	
- Public Purpose (WWTP)	0.1 hectares	
Total estimated lots yield	1800 lots	Section 3.2.1 (Part Two) Section 5.1.1 (Amendment 2 Addendum)
Estimated number of dwellings	2200 dwellings	
Estimated residential site density		
- Dwellings per residential site hectare as per <i>Liveable Neighbourhoods</i>	28.7 dwellings per residential site hectare	
Estimated population	6160 people @ 2.8 people per household	Section 3.8 (Part Two)
Number of Primary Schools	One	
Number of Secondary Schools	Portion (expansion lot)	
• Amount of Public Open Space as per <i>Liveable Neighbourhoods</i>	16.4 hectares (gross) 14.8 hectares (unrestricted) 1.6 hectares (restricted)	Section 3.3 (Part Two) Section 5.1.2 (Amendment 2 Addendum)

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PLANS

Golden Bay Structure Plan (Including Amendment 2)

PART ONE – IMPLEMENTATION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 2 and 3 Warnbro Sound Avenue, Golden Bay being 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 Golden Bay Structure Plan.

2.0 STRUCTURE PLAN CONTENT

The Structure Plan comprises the following sections:

- (i) **Part One** - Implementation. This section includes the Structure Plan Map and any textual provisions, standards or requirements that require statutory effect.
- (ii) **Part Two** - Explanatory Section (Non-Statutory). This section provides the planning context and justification for the Structure Plan Map and the textual provisions, standards or requirements contained in Part One of the Structure Plan. Part Two is to be used as a reference to guide interpretation and implementation of Part One.
- (iii) **Appendices** - Includes all specialist consultant reports and documentation used in the preparation of and to support the land use outcomes of the Structure Plan.

3.0 INTERPRETATION AND RELATIONSHIP WITH TOWN PLANNING SCHEME NO.2

This Structure Plan constitutes a Local Structure Plan pursuant to the City of Rockingham Local Planning Scheme No.2 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 Local Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

Land use permissibility within the Structure Plan Area shall be in accordance with the corresponding Zone under the Scheme.

4.0 OPERATION

4.1 Operation Date

This Structure Plan commences operation on the date it is endorsed by the Western Australian Planning Commission pursuant to Schedule 2, part 4, clause 22 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

4.2 Staging

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

5.0 LAND USE

5.1 Structure Plan Map

The subdivision and development of land is to generally be in accordance with the Structure Plan and any associated provisions contained in Schedule No.9.

5.2 Residential Density

Residential densities applicable to the Structure Plan Area shall be those residential densities shown on the Structure Plan Map.

6.0 OTHER REQUIREMENTS

6.1 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 (Bushfire Attack Level Assessment)

6.2 Notifications on Title

In respect of an application(s) for subdivision approval, the WAPC may require, as a condition of subdivision approval, that a notification be placed on the certificate(s) of title(s) of lots which fall within an area declared bushfire prone by the Commissioner for Fire and Emergency Services. In determining whether such a requirement should be imposed, the WAPC will have regard for the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas and the associated guidelines.

6.3 Development Contributions

The Structure Plan is subject to contributions towards the cost of community infrastructure in accordance with Development Contribution Area 2 and the City of Rockingham Local Planning Scheme 2.

7.0 LOCAL DEVELOPMENT PLANS

The City of Rockingham may recommend the WAPC require, as a condition of subdivision approval, the preparation of a local development plan for:

- (i) lots with rear vehicle access;
- (ii) lots abutting public open space;
- (iii) lots south of Dampier Drive, east of Israelite Avenue and subject to an R5 residential density code; and
- (iv) commercial lots.

Local development plans for lots east of Israelite Avenue and subject to an R5 residential density code are to address the following:

- (a) vehicle access;
- (b) any variations to State Planning Policy 7.3: Residential Design Codes Volume 1 (such as boundary setbacks) that may be required; and
- (c) building envelopes.

8.0 ADDITIONAL INFORMATION

Additional information	When required	Consultation required
Bushfire Management Plan	To accompany subdivision and/or development applications	City of Rockingham
Environmental Management Plan	In response to a condition of subdivision approval	City of Rockingham
Landscape Plan (in accordance with Landscape Master Plan)	In response to a condition of subdivision approval	City of Rockingham
Urban Water Management Plan	In response to a condition of subdivision approval	City of Rockingham

