



PART TWO

EXPLANATORY SECTION



ROWE
GROUP
DESIGN

1. PLANNING BACKGROUND

1.1 INTRODUCTION AND PURPOSE

Rowe Group acts on behalf of Eucalypt Property Pty Ltd, who have contracted to purchase Lot 1512 Lake Street and Lot 5000 Fisher Street, Rockingham ('the subject land') from Defence Housing Australia. Rowe Group have been engaged to seek this Amendment to the Palm Beach Site Structure Plan (2019).

This Amendment to the Palm Beach Site Structure Plan ('the Amendment') seeks to facilitate the development of the full extent of the site for medium-density residential purposes, removing the area of 'Commercial' zoned land, which had been previously proposed at the intersection of Lake Street and Fisher Street. The Amendment also proposes the following minor modifications:

- Slight reconfiguration of the boundaries of the area of public open space; and
- Inclusion of the 'R-MD Codes' which will be used to inform the future development of the site.

The Amendment has been brought about by the sale of the land by the Defence Housing Australia to a private land developer. In this regard, a number of land use assumptions that informed the design of the approved Structure Plan (i.e., the use of the dwellings for Defence Force personnel and the proposed form of development – being predominantly multiple dwellings) are no longer relevant or contemplated by the contracted purchaser. The Amendment therefore seeks to facilitate the delivery of medium-density residential housing (comprising a mix of green title and strata lots) for the subject land that reflects and responds to current market conditions and expectations, while providing for a diversity of lot product available in the locality.

It is anticipated that the Structure Plan Amendment will accommodate approximately 80 – 95 dwellings through a mix of one- and two-storey dwelling typologies.

1.1.1 THE PROJECT TEAM

Eucalypt Property Pty Ltd has established a project team comprising experts across the following disciplines.

DISCIPLINE	CONSULTANT
Town Planning and Urban Design	Rowe Group
Architectural Design	Matthews & Scavalli Architects
Civil Engineering	Pritchard Francis
Hydrology	Urbaqua
Landscape	Plan E
Traffic	Uloth & Associates

Table 2: Project Team Details

Rowe Group is the principal point of contact for all enquiries relating to this application.



1.2 LAND DESCRIPTION

1.2.1 LOCATION

The subject land is located within the City of Rockingham, approximately 39-kilometres south-east of the Perth Central Business District. Within the locality of Rockingham, the land is situated approximately 70-metres north-east of Lake Richmond, 600-metres south of Palm Beach and Esplanade Beach, approximately 1.5-kilometres west of Rockingham Foreshore and Old Town Centre, and approximately 2-kilometres from the new Rockingham City Centre.

The subject land is located in close proximity to a range of other community facilities and amenities, including:

- Rockingham Beach Primary School and Rockingham Senior High School;
- Palm Beach and Palm Beach Jetty;
- Point Peron and Peron Park; and
- Penguin Island.

Refer Figure 1 – Location Plan.

1.2.2 AREA AND LAND USE

The Rockingham locality is typically characterised by low-density detached residential dwellings, ranging from mid-century dwellings on traditional 900m² lots, contemporary 500m² properties and a diversity of grouped dwelling infill developments. Commercial uses are concentrated within the Rockingham Town Centre.

The subject land comprises two (2) lots with a total area of approximately 3.76 hectares, which was formerly used as a caravan park. The land has since been cleared and is largely vacant, with the exception of a significant number of existing trees which are to be retained as part of the future development of the land. The subject land is bound by Lake Street to the north, Fisher Street to the east, Rockingham Lakes Regional Park to the west and a Water Corporation Public Purposes Reserve to the south.

Refer Figure 2 – Site Plan.

1.2.3 LEGAL DESCRIPTION AND OWNERSHIP

The Structure Plan Amendment Area comprises two (2) land parcels, legally described as follows:

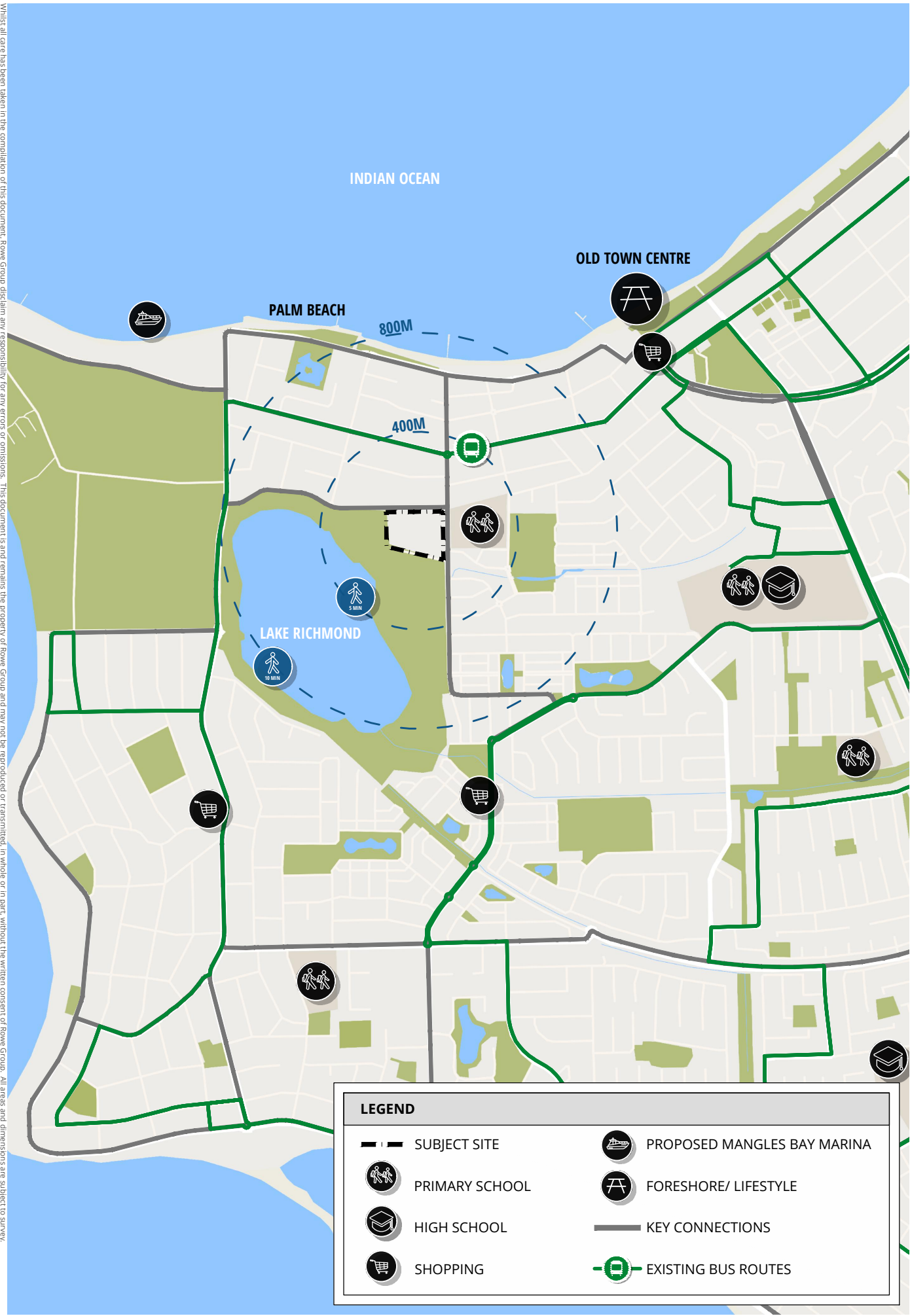
LOT NO.	STREET ADDRESS	PLAN	VOLUME/FOLIO	REGISTERED PROPRIETOR
1512	Deposited Plan 181012	181012	1794/973	Defence Housing Australia
5000	Deposited Plan 49523	49523	2625/357	Defence Housing Australia

Table 3: Lot Details and Legal Description


The subject land comprises a total of approximately 3.76 hectares of land.

Refer Attachment 1 – Certificates of Title.

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9410_FIG01A_20211104 Rockingham (Location Plan) · DRAWN: WILLIAM CLEMENTS · DATE CREATED: 2021.11.05 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE · NATOWN PLANNING\9000-9999\9410\06\RAFTING\CAO · WILLIAM CLEMENTS · 2021.11.08



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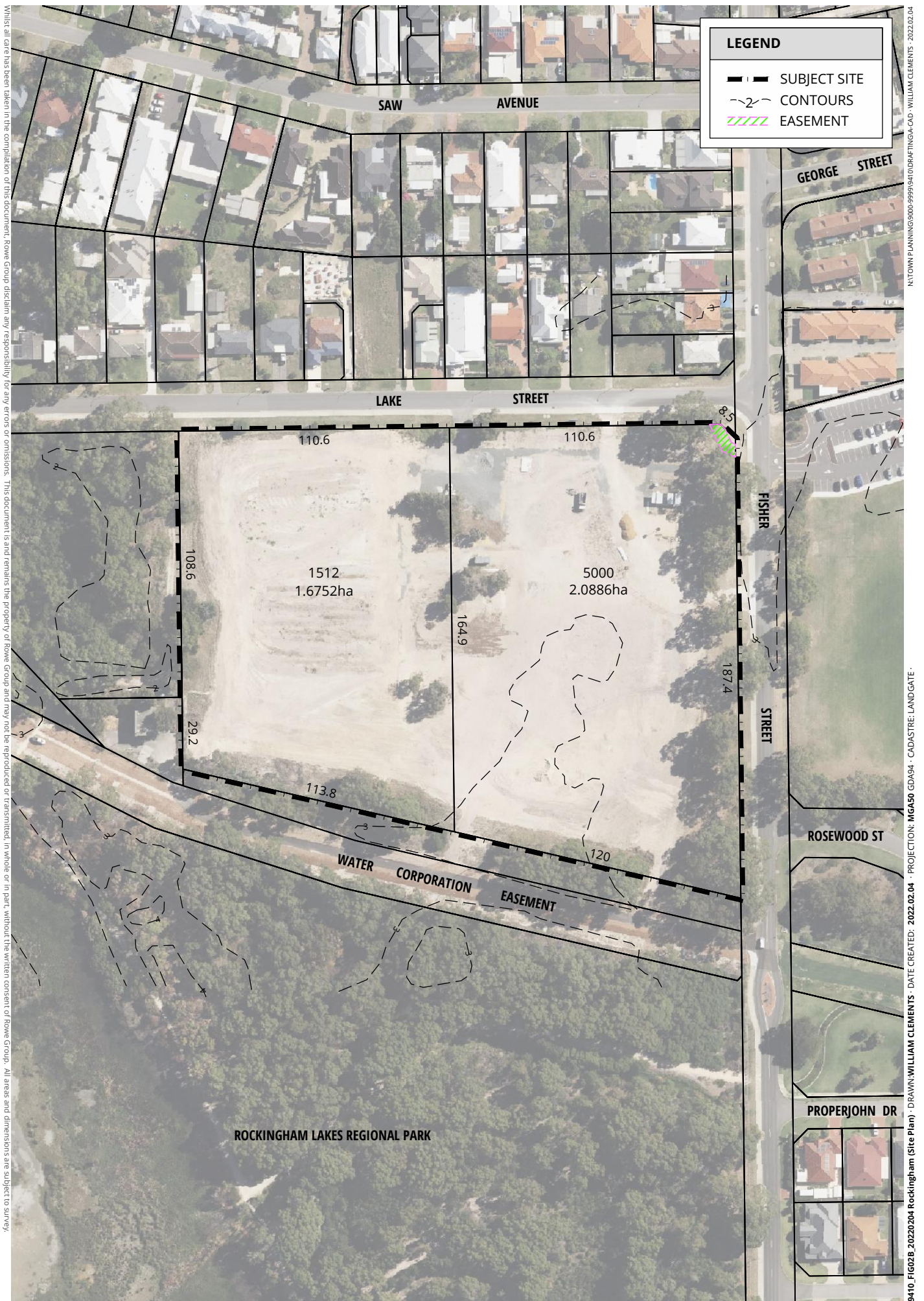


FIGURE 1
LOCATION PLAN



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FIGURE 2
SITE PLAN

1.3 PLANNING FRAMEWORK

1.3.1 ZONING

1.3.1.1 METROPOLITAN REGION SCHEME

The subject land is zoned 'Urban' under the provisions of the *Metropolitan Region Scheme* ('MRS'). Land surrounding the subject land, to its northern and eastern boundaries, is also zoned 'Urban', with land located south and west of the site reserved for 'Parks and Recreation' under the MRS. The majority of the Parks and Recreation reserve is designated as Bush Forever Site No. 358.

Refer Figure 3 – MRS Zoning Plan.

1.3.1.2 CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2

The subject land is zoned 'Development' under the *City of Rockingham Town Planning Scheme No. 2* ('TPS 2'). Land located north and east of the site is generally zoned 'Residential' under TPS 2, with corresponding residential densities between R30 and R40. Land directly east of Fisher Street is reserved for 'Public Purposes – Primary School', and land to the south is reserved for 'Parks and Recreation'.

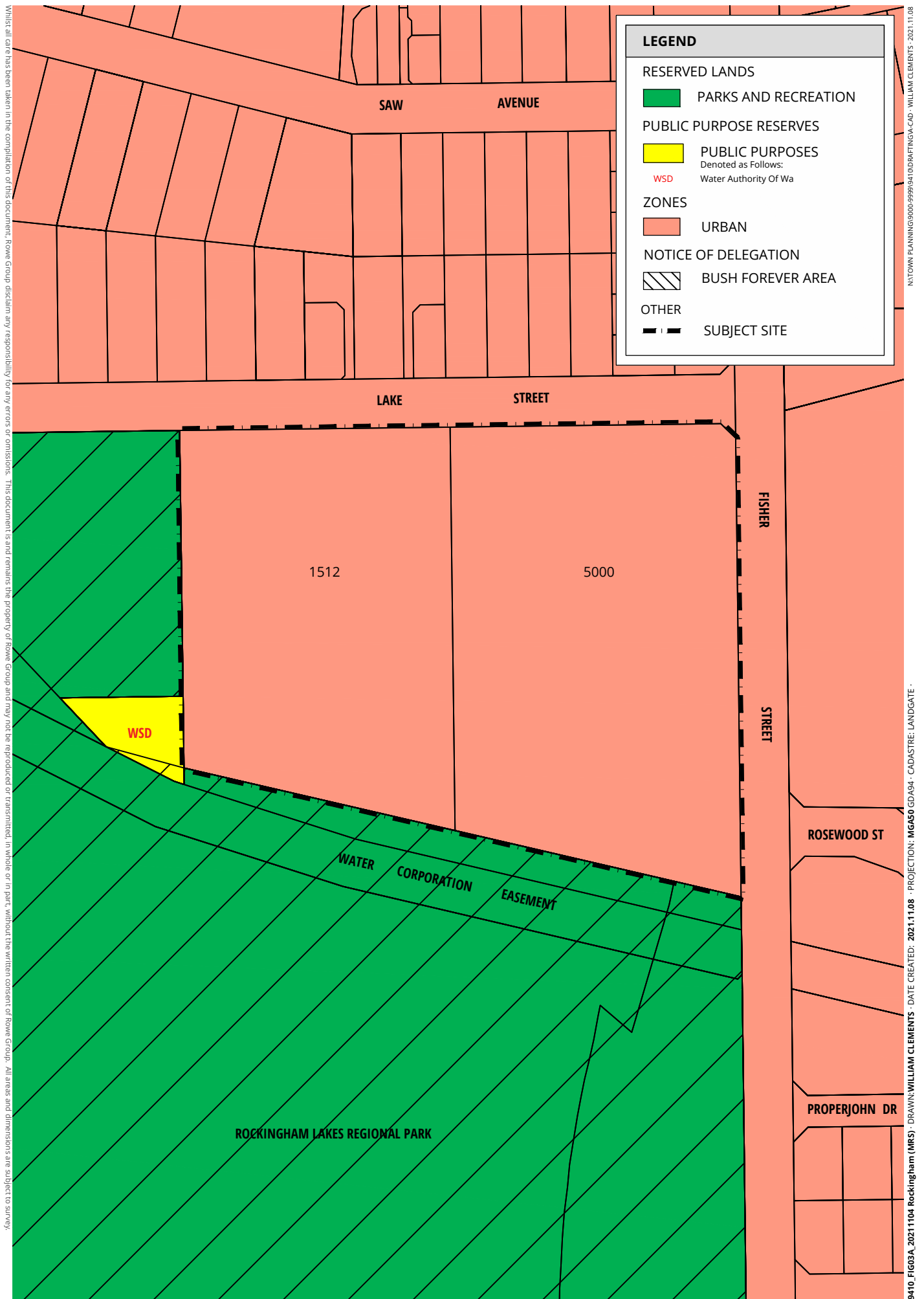
The subject land is included within Schedule 8 – Development Areas of TPS 2, as Development Area No. 43. Schedule 8 establishes a range of provisions which control development of the subject land, including:

1. *A structure plan prepared and approved pursuant to Part 4 of the deemed provisions shall apply to the area to guide subdivision and/or development.*
2. *All subdivision and/or development must comply with the R60 residential density code of the R-Codes.*
3. *A maximum top of external wall height of 6 metres (or 2 storeys) shall apply within 25 metres of the Lake Street and Fisher Street lot boundary.*
4. *A maximum top of external wall height of 9 metres (or 3 storeys) shall apply within 25 metres of any land reserved for Public Open Space or Parks and Recreation.*
5. *A maximum top of external wall height of 15 metres (or 5 storeys) may be permitted by local government where it can be demonstrated that the development is not visible from the adjacent lot boundary of Lake Street and Fisher Street and Public Open Space.*
6. *The preparation of a Fire Management Plan in accordance with the requirements of State Local Planning Policy 3.7 - Planning in Bushfire Prone Areas.*
7. *The provisions applying to the area are not a standard or requirement capable of variation pursuant to Clause 4.20.1.*

The Structure Plan (and accompanying Subdivision Concept Plan) has therefore been prepared in accordance with the provisions of TPS 2 and DA 43, noting the required residential density code requirement of R60.

Refer Figure 4 – TPS 2 Zoning Plan.





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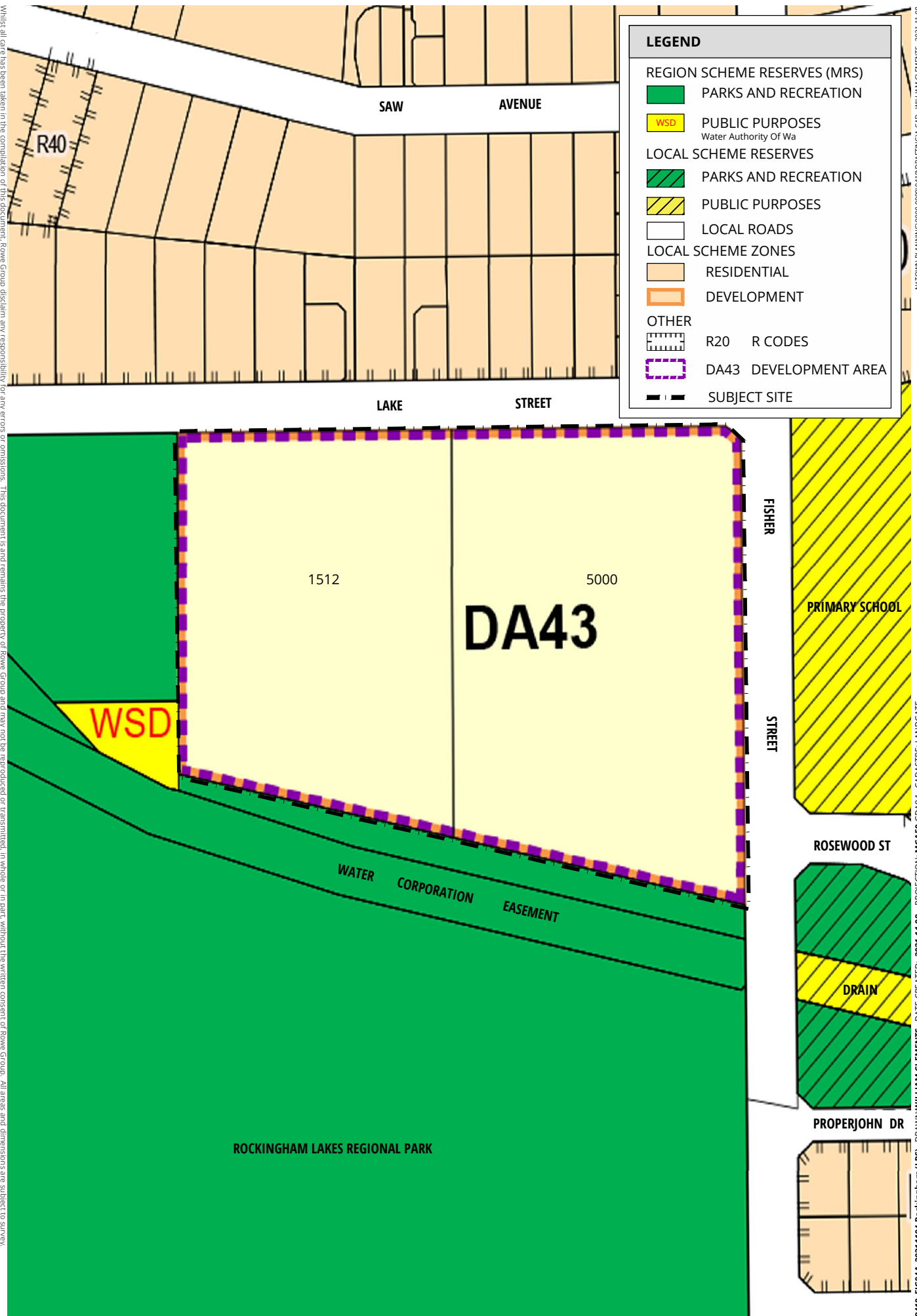


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FIGURE 3
MERTOPOLITAN REGION SCHEME ZONING

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FIGURE 4
CITY OF ROCKINGHAM TOWN PLANNING SCHEME No. 2 ZONING

1.3.1.3 PALM BEACH SITE STRUCTURE PLAN

The Palm Beach Site Structure Plan was endorsed by the Western Australian Planning Commission ('WAPC') on 17 January 2019 and sets out the overarching planning framework to facilitate the development of the land for predominantly residential purposes.

The Structure Plan identifies the majority of the subject land as 'Residential' zone with a corresponding R60 residential density code, consistent with the requirements of TPS 2. A 'Commercial' zoned precinct is located at the intersection of Lake Street and Fisher Street, with a Public Open Space reserve identified on the south-east corner of the subject land. As the Structure Plan was designed based on a series of assumptions which were relevant at the time of preparation, including the predominant use of the land for Defence Housing accommodation and a predominant multiple dwelling type development outcome, this Amendment proposal seeks to modify the spatial layout to provide for an improved residential outcome, based on the contracted purchaser's development intentions (i.e. for single residential development).

Other than preliminary clearing and earth working, no development has occurred within the Structure Plan Area since the approval of the Structure Plan in 2019.

Refer Figure 5 – Approved Structure Plan Map.





FIGURE 5
APPROVED STRUCTURE PLAN MAP

1.4 PLANNING STRATEGIES

1.4.1 SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

The *Perth and Peel @ 3.5 Million* suite of strategic land use planning documents supersedes Directions 2031 as the primary strategic framework governing urban development within Metropolitan Perth and Peel. *Perth @ 3.5 Million* facilitates planning and development which appropriately responds to the requirements of Perth's growing population, which is predicted to reach a population of 3.5 million people by 2050.

The subject land is included within the South Metropolitan Peel Sub-Region, to which the South Metropolitan Peel Sub-Regional Planning Framework ('the Framework') applies. Under the Framework, the subject land is identified for 'Urban' development (aligning with the current MRS zoning) and has no regional open space or conservation obligations.

The Framework primarily focuses on achieving increased infill and higher density residential and commercial development within the existing built form environment, through the efficient use of established economic, social, transport and utility infrastructure. It advocates for consolidation of urban form and emphasises the need to limit greenfield development and provide higher density infill development to cater for the expected population growth and demographic change.

In support of this objective, the Framework establishes an urban infill development target for the City of Rockingham, of 14,678 new dwellings by 2050. In this regard, the proposed Amendment to the Structure Plan seeks to contribute to this target.

The development of medium density residential dwellings (comprising a range of dwelling typologies), as facilitated by this Amendment to the Structure Plan, will assist the City to deliver the additional dwellings required to accommodate the expected population growth and directly addresses the objectives of Perth and Peel @ 3.5 Million, in utilising vacant and underdeveloped urban land located in areas of existing high amenity, for development at increased residential densities.

1.5 PLANNING POLICIES

1.5.1 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is a WAPC operational policy prepared to guide the design of structure plans and subdivisions of greenfield sites. The overarching objective of *Liveable Neighbourhoods* is the delivery of new developments that provide high quality living, working and recreational opportunities. The Amendment to the Structure Plan meets the requirements of *Liveable Neighbourhoods* with a particular focus on the following key aims:

- Creating a sense of community and local identity;
- Providing a variety of housing types to cater for the diverse housing needs of the community;
- Maximising land efficiency wherever possible; and
- Achieving a residential density of approximately 33 – 39 dwellings per residential site hectare through medium density infill development, exceeding the Liveable Neighbourhoods target of 22 dwellings per residential site hectare.

The development of medium density residential dwellings, as contemplated by this Amendment to the Structure Plan, will achieve the objectives of *Liveable Neighbourhoods* by providing a diverse range of housing types and maximises the land efficiency through infill development.

1.5.2 STATE PLANNING POLICY 3 – URBAN GROWTH AND SETTLEMENT

State Planning Policy 3.0 – Urban Growth and Settlement ("SPP 3") sets out the objectives and principles for more sustainable settlement patterns across Western Australia, in response to the continued sprawling development experienced in past decades.

SPP 3 contains a number of policy measures that are particularly relevant to the Structure Plan Amendment, including:

- Supporting higher densities around high frequency public transport nodes and interchanges;
- Clustering retail, employment, recreational and other activities around public transport nodes, so as to reduce the need to travel, encourage non-car transit, and create attractive, high amenity mixed use urban areas; and
- Providing access for all people to employment, health, education, shops, leisure and community facilities by locating new development that is accessible by foot, bicycle or public transport, rather than being dependent on access by car.

The development of medium density and diverse residential dwelling typologies, as facilitated by this Amendment to the Structure Plan will achieve the objectives of SPP 3 by providing for development which contributes to creating a cohesive, walkable neighbourhood through the provision of diverse dwelling typologies in a highly accessible and high amenity locality.

1.5.3 STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7') was prepared by the WAPC for the purpose of managing and minimising bushfire risk in Western Australia. It establishes a framework to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on life, property and infrastructure.

The Amendment Area is identified as 'Bushfire Prone' by the Department of Fire and Emergency Services ('DFES') Map of Bushfire Prone Areas. Accordingly, development of the subject land is required to be supported by a Bushfire Management Plan ('BMP'), demonstrating future development will comply with the requirements of SPP 3.7 and the associated Guidelines for Planning in Bushfire Areas ('the Guidelines').

The approved Structure Plan is supported by a Bushfire Management Plan (Strategen, 2017) which confirms future development is capable of achieving compliance with the requirements of SPP 3.7 and the Guidelines. As the proposed Amendment represents a 'de-intensification' of land use in relation to the current approved Structure Plan, the existing Bushfire Management Plan remains relevant and current. On this basis, JBS&G have confirmed the proposed Amendment is exempt from requiring additional bushfire assessment or supporting, consistent with the exemptions provided under WAPC *Planning Bulletin 111/2016 Planning in Bushfire Prone Areas*, as summarised in **Table 3** (overleaf) and **Attachment 3**.

Refer Attachment 2 – Bushfire Management Plan and Attachment 3 – JBS&G Bushfire Planning Advice.

EXCLUSION CRITERIA OF PLANNING BULLETIN 111/2016	RESPONSE IN RELATION TO THE PROPOSED STRUCTURE PLAN AMENDMENT
Does the proposal result in the intensification of development (or land use)?	No, the proposal represents a de-intensification of land use in relation to what is currently approved over the site and catered for in the existing 2017 Bushfire Management Plan.
Does the proposal result in an increase of residents or employees?	No, the proposal represents a de-intensification of land use in relation to what is currently approved over the site and catered for in the existing 2017 Bushfire Management Plan.
Does the proposal involve the occupation of employees on site for any considerable amount of time?	Not applicable, the Amendment proposes the development of the land for residential purposes only.
Does the proposal result in an increase to the bushfire threat?	No, the site will be developed to comply with all necessary bushfire management requirements and the proposal does not represent an increase to the bushfire threat comparative to the land uses approved under the existing Structure Plan.

Table 4: Exclusion Criteria Assessment – Planning Bulletin 111/2016.

1.5.4 STATE PLANNING POLICY 7.3 – RESIDENTIAL DESIGN CODES

State Planning Policy 7.3 – Residential Design Codes ('SPP 7.3' or the 'R-Codes') provides a comprehensive basis for the control of residential development in the state, by providing a range of design principles and compliance criteria applicable to the development of residential development. The R-Codes seek to facilitate high-quality design of single houses, grouped dwellings and multiple dwellings, contributing to both internal and streetscape amenity.

The proposed Amendment to the Structure Plan will facilitate the development of single and grouped dwellings with an applicable residential density code of R60, in accordance with Schedule 8 of TPS 2. The development of all future dwellings will be guided by a Local Development Plan and the provisions of the R-Codes.

1.5.5 LOCAL PLANNING POLICY 3.3.22 – MEDIUM-DENSITY SINGLE HOUSE DEVELOPMENT

In April 2016, the WAPC released Planning Bulletin 112, which contains a set of standard variations (known as the 'R-MD Codes') to the deemed-to-comply provisions of the R-Codes for single houses in 'Development' zones where a coding of R25 to R60 applies.

To enable these to be implemented on an estate-wide basis through reference in a structure plan, the City of Rockingham has adopted a Local Planning Policy, LPP 3.3.22. This is referenced in Part 1 of this Structure Plan Amendment, making the R-MD Codes applicable within the structure plan area. These apply unless a Local Development Plan containing additional variations has been approved, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. SITE CONDITIONS AND CONSTRAINTS

The following provides a summary of the environmental site conditions and constraints, based on the findings of the Environmental Assessment Report prepared by Coterra Environment in support of the approved Structure Plan.

Refer Attachment 4 – Environmental Assessment Report.

2.1 BIODIVERSITY AND NATURAL AREA ASSETS

2.1.1 FLORA AND VEGETATION

The subject land has been historically used as a caravan park, and accordingly, the existing vegetation on site comprises predominantly of planted tree species (exotic, peppermint and tuart) and grassed areas, with no native understorey.

A Landscape Assessment was undertaken by Blackwell and Associates to inform the original Structure Plan proposal, which determined which of the existing trees on site were suitable for retention and/or relocation. A subsequent Landscape Concept Plan was developed in support of the original Structure Plan proposal, which identified the retention of a number of Peppermint and Tuart trees, predominantly adjacent the Fisher Street Road reserve. This Landscape Assessment has informed this proposal to Amend the Structure Plan.

Remnant native vegetation is present in areas associated with Lake Richmond, located within the land west of the subject land. The vegetation is separated from the site by a servicing corridor associated with the main sewerage line to the Point Peron Wastewater Treatment Plant. The development proposed by this amendment to the Structure Plan is not anticipated to impact this vegetation, though protection of vegetation will be a consideration as part of the construction management plan.

2.1.2 FAUNA AND HABITAT

Having regard to the limited fauna habitat identified on the subject land, the fauna utilising the site is anticipated to be predominantly transient bird species. There is no understorey or significant native vegetation capable of providing suitable habitat for any fauna species within the subject land. The bushland vegetation located within the land west and south of the subject land is more likely to be appropriate habitat.

2.2 LANDFORM AND SOILS

2.2.1 TOPOGRAPHY

The subject land is relatively flat with no topographical features. The site elevation ranges from approximately 2 to 3 metres Australian Height Datum ('AHD').

2.2.2 SOIL STRUCTURE

Regional mapping prepared by the Department of Minerals and Energy indicates the site contains a single natural soil type of the Safety Bay Sand soil system. This soil type consists of Sand (S13), which is described as 'Calcareous Sand – white, medium-grained, rounded quartz and shell debris, well sorted of eolian origin', and is suitable for accommodating the urban development contemplated by the Structure Plan Amendment.

A geotechnical investigation undertaken by Galt Geotechnics in January 2013 indicated that site soils generally consist of loose sand fill and medium to very dense sand to the maximum test depth of 9.1m. These findings are consistent with the regional soil mapping.

2.2.3 ACID SULFATE SOILS

The Department of Water and Environmental Regulation ('DWER') Acid Sulfate Soil Risk Map indicates that the Structure Plan Area has no known risk of ASS occurring within 3 metres of the natural soil surface.

2.3 HYDROLOGY

2.3.1 GROUNDWATER

The subject land is underlain by a series of unconfined, semi-confined and confined aquifers located at increasing depths beneath the site. Regional maximum groundwater contours mapped in the Perth Groundwater Map indicate that maximum groundwater levels occur at approximately 1m AHD across the site. Regional groundwater flow is generally in a westerly direction towards the coast; however, local groundwater flow is anticipated to be south westerly towards Lake Richmond.

Four groundwater monitoring bores were installed at the site during the geotechnical investigation in January 2013, within which separation distances were determined to be approximately 0.85 metres in the south-western corner of the site, to 1.62 metres in the centre to east of the subject land.

2.3.2 SURFACE WATER

There are no existing surface water features within the subject land. Due to the existing site topography, stormwater is currently infiltrated within the site, with larger events directed west, toward Lake Richmond. A small watercourse is located south of the site, which traverses the Parks and Recreation reserve and eventually discharges into Lake Richmond.

2.3.3 WETLANDS

The subject land does not contain any mapped wetlands identified on the DWER Geomorphic Wetlands Database. Lake Richmond, located approximately 70-metres west of the site, is identified as a Conservation Category Wetland ("CCW"), and protected by the Rockingham Lakes Regional Park Management Plan.



2.4 BUSHFIRE HAZARD

The current vegetation extent to the west and south of the development site results in portions of the Structure Plan area being designated as 'Bushfire Prone' on the DFES Map of Bushfire Prone Areas. Accordingly, development of the subject land is supported by a Bushfire Management Plan ('BMP'), demonstrating future development will comply with the requirements of SPP 3.7 and the associated Guidelines for Planning in Bushfire Areas ('the Guidelines').

As summarised at Section 1.5.3 of this report, as the proposed Amendment represents a 'de-intensification' of land use in relation to the current approved Structure Plan, the existing Bushfire Management Plan remains relevant and current. On this basis, JBS&G have confirmed the proposed Amendment is exempt from requiring additional bushfire assessment, consistent with the exemptions provided under WAPC *Planning Bulletin 111/2016 Planning in Bushfire Prone Areas*.

The bushfire risk posed by the adjacent areas of vegetation can be suitably managed through standard application of acceptable solutions in accordance with the Guidelines requirements, including provision for and implementation of the following:

- Asset Protection Zones,
- Landscaping and management of public open space,
- Implementation of relevant Bushfire Attack Level ('BAL') building construction standards; and
- A provision of adequate emergency water supply and vehicular access, as well as through a direct bushfire suppression response if required.

An updated BAL Contour Plan has been prepared based on the assumptions outlined in the approved BMP. This will be confirmed through the submission of an updated BMP as part of the future subdivision application, demonstrating that minimum separation distances for a BAL-29 rating or lower can be achieved for all proposed development areas through the provision of Asset Protection Zones, consisting of either road reserves or building setbacks.

Refer Attachment 5 – BAL Contour Plan.

2.5 HERITAGE

2.5.1 INDIGENOUS HERITAGE

There are no registered Aboriginal Heritage Sites within the subject land or surrounds identified on the Department of Aboriginal Affairs Heritage Sites Database.

2.5.2 EUROPEAN HERITAGE

There are no registered heritage sites located within the site. Lake Richmond, located west of the subject land, is identified on the State Register as Heritage Place No. 18438. The development proposed by this amendment to the Structure Plan are not anticipated to impact the Heritage Site.



3. LAND USE AND DEVELOPMENT REQUIREMENTS

3.1 PROPOSED STRUCTURE PLAN AMENDMENT

This proposal is prepared seeking an Amendment to the Palm Beach Site Structure Plan by:

- Amending the zoning of the north-east portion of the site, as shown on Plan 1 – Structure Plan Map from ‘Commercial’ to ‘Residential’.
- Minor reconfiguration of the boundaries of the area identified for ‘Public Open Space’.
- Revising the indicative road layout.
- Including a new ‘Clause 4.2.2 Built Form’ which seeks to apply the R-Codes variations specified in the WAPC’s Planning Bulletin 112 (the ‘R-MD Codes’).
- Modifying ‘Clause 4.5 – Local Development Plan Requirements’ to:
 - Remove the provisions related to ‘Car Parking’ and ‘Commercial Development’; and
 - Include a new provision related to ‘Tree Protection Zones’.

Refer Plan 1 – Structure Plan Amendment and Figure 6 – Structure Plan Comparison.



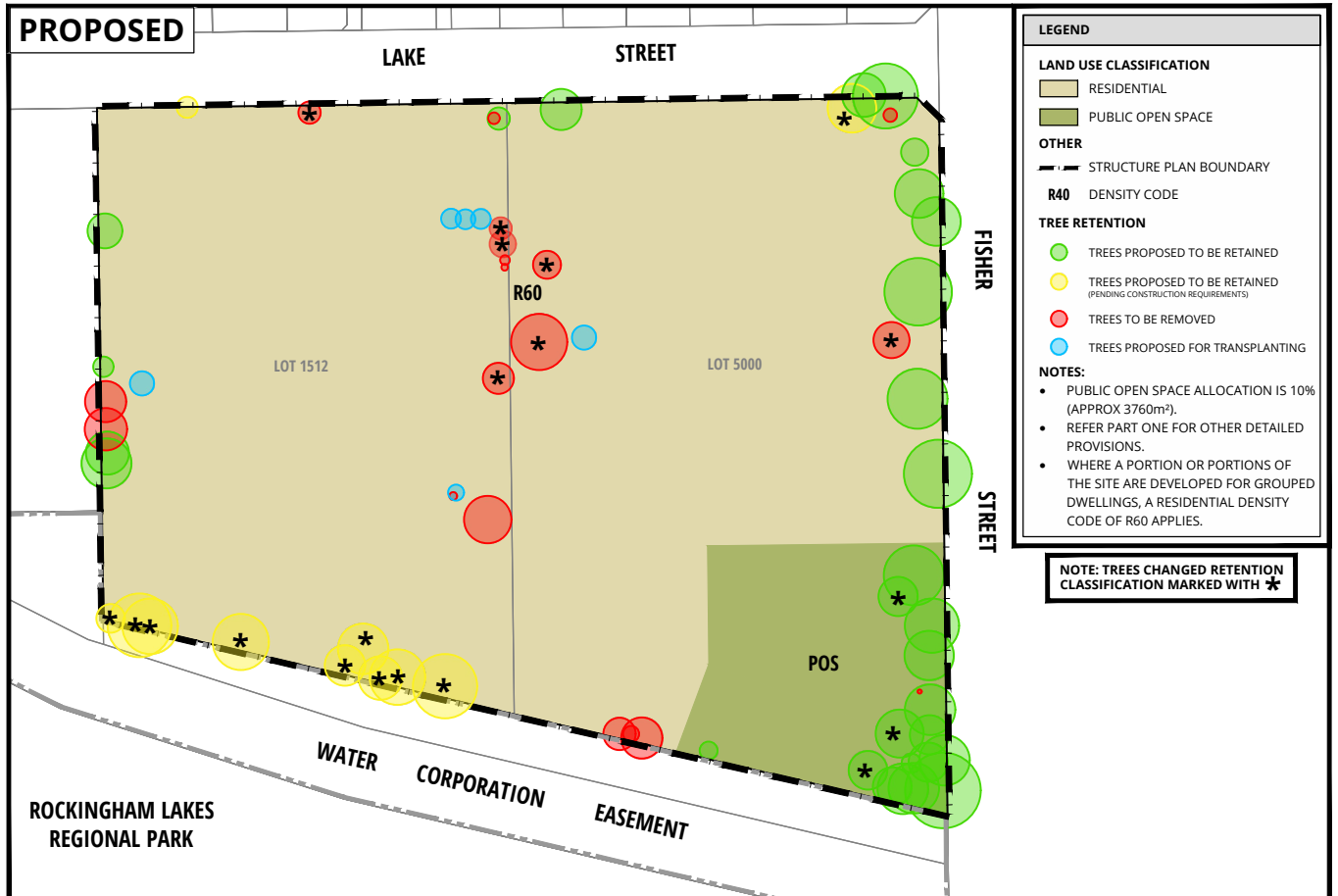
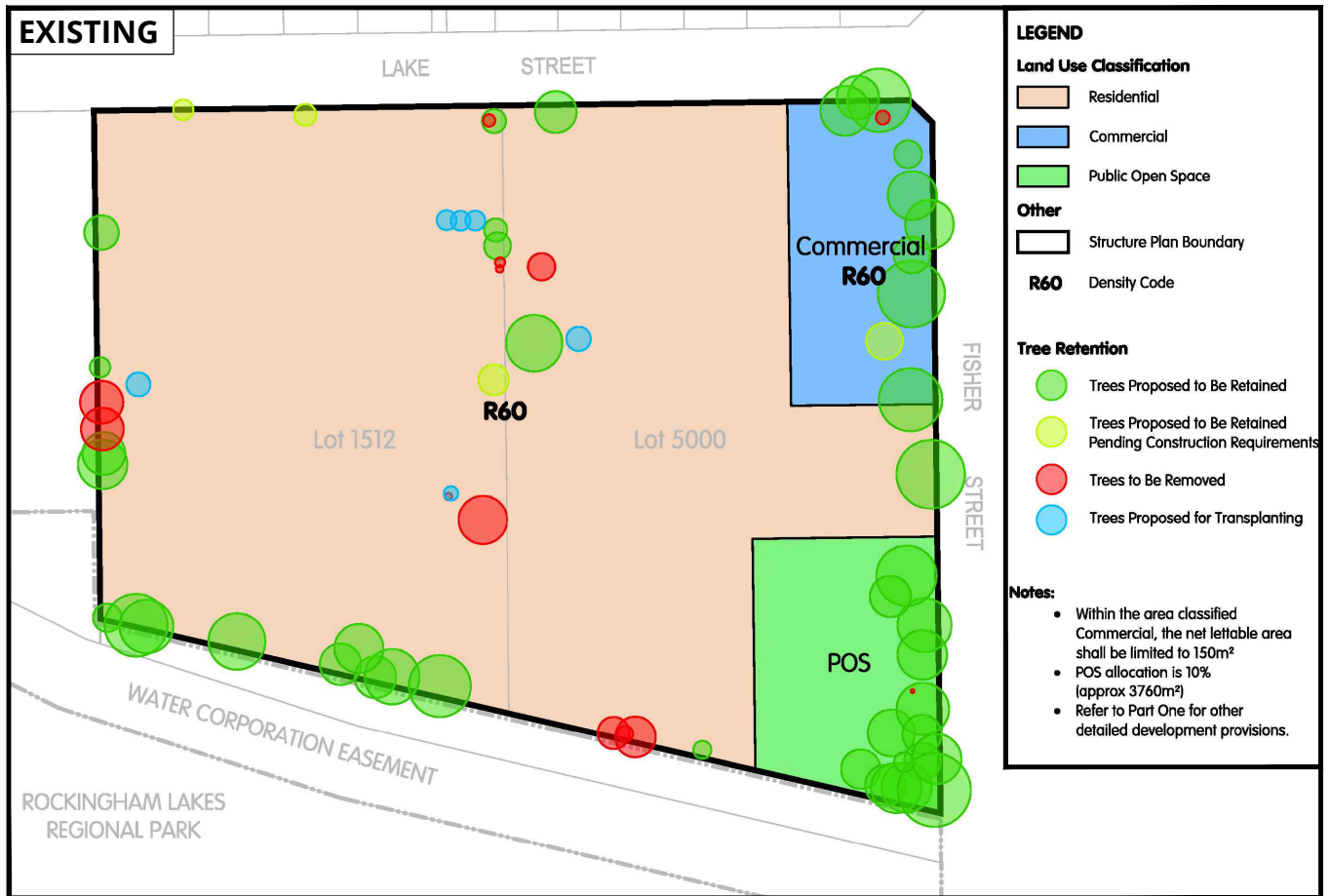
3.2 DESIGN CONCEPT

This proposed Amendment to the Structure Plan remove the designated 'Commercial' precinct from the Structure Plan Area and adjust the spatial layout such that it is more conducive to single residential development. In this regard, the Amendment seeks to facilitate development of the site for medium density residential dwellings under both freehold and strata arrangements (relating to the proposed Grouped Housing sites only). It is anticipated the land will be developed to accommodate a range of dwelling typologies, comprising one and two storey dwellings. The Amendment area will therefore promote a diverse and lively demographic, offering a range of housing choice to the Rockingham locality.

Consistent with the key driver for the approved Structure Plan layout, the proposed Indicative Subdivision Concept Plan which has been prepared in support of the Amendment maximises the number of existing trees capable of retention. Trees along the Fisher Street interface are predominantly, proposed to be retained in either public open space or extended road reserve, which will ultimately be ceded to the Crown and with the management order vested to the City of Rockingham. Specifically, the following tree retention measures are proposed:

- **Public Open Space Reserve:**
Trees proposed for retention have been provided within the area of public open space where possible, with the largest group of trees of significance being located within the south-eastern corner of the site. As the area of public open space will ultimately be ceded to the Crown, and managed by the City of Rockingham, the retention of the trees is secured in perpetuity.
- **Extended Road Reserve:**
A number of existing mature trees are located within 5.0m of the current Fisher Street road reserve. The Indicative Subdivision Concept Plan therefore proposes to widen the Fisher Street road reserve by 5.0m, as it abuts the Grouped Housing sites. The proposed road widening will allow for the retention of several trees within the extended road reserve, which will ultimately be subject to the care and control of the City of Rockingham (and can therefore be maintain in perpetuity).
- **Private Landholdings (to be secured under future Strata Schemes for Grouped Housing lots only):**
Where it has not been possible to retain trees within either public open space or road reserve, Grouped Housing sites have been proposed. The provision of grouped housing sites will allow for the protection (retention) of trees, to be secured within the private landholdings and enforced as part of the strata management plan. That is, the obligation for the retention and ongoing management and maintenance of the retained trees will be the responsibility of the strata and is legally enforceable by way of the future strata scheme.

Refer Figure 7 – Indicative Subdivision Concept Plan.



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FIGURE 6
STRUCTURE PLAN COMPARISON

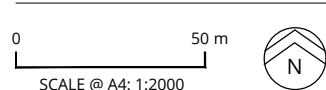


FIGURE 7
SUBDIVISION CONCEPT PLAN

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9410_FIG09B_20220519 Rockingham (Subdivision Concept) · DRAWN: WILLIAM CLEMENTS · DATE CREATED: 2022.05.19 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE · NATOWN PLANNING\9000-9999\9410\06\FIG09B.CAD · WILLIAM CLEMENTS · 2022.05.19

3.3 LAND USE

This Amendment to the Structure Plan seeks to designate the subject land for 'Residential' development by removing the previously identified 'Commercial' precinct. The Amendment therefore seeks to provide for medium density residential development, which capitalises on the site's proximity to areas of existing high amenity, in accordance with the objectives of the State and local planning framework.

The applicable provisions of the R-Codes (as applicable to R60 development), together with the specific provisions set out in Schedule 8 of TPS 2 apply to the subdivision and development of the site.

3.3.1 RESIDENTIAL

The Amendment Area is to have an applicable residential density of R60, consistent with the provisions set out in Schedule 8 of TPS 2.

The Structure Plan Amendment will provide for a medium density residential outcome on the site, which has been identified as appropriate for this location by the City of Rockingham, in considering the adjacent residential development, commercial centres, public amenities and transit routes.

The Indicative Subdivision Concept Plan reflects a subdivision layout which provides for a refined planning outcome for the site which responds to the current state of the residential housing market, particular considering the change in tenure as a result of the (pending) sale of the land from the Defence Housing Australia. In this regard, the proposed concept plan is anticipated to provide for approximately 50 – 60 single residential lots and two (2) grouped housing sites (anticipated to yield approximately 30 – 35 dwellings) which is subject to review at the Subdivision / Development Application stage. Under this scenario, the Amendment Area is anticipated to yield between approximately 80 – 95 dwellings, achieving a residential density of approximately 33 – 39 dwellings per site hectare (exceeding the density target of 22 dwellings per residential site hectare set out in Liveable Neighbourhoods).

3.3.1.1 HOUSING DIVERSITY AND DENSITY MIX

Development of the site will be guided by a Local Development Plan, and will provide for a diverse mix of housing typologies to accommodate a varied demographic reflected by the market demand in the area.

The original Structure Plan proposal was prepared on the assumption that approximately 40 per cent of the dwellings would be retained by the Defence Housing Australia for use by Defence Personnel. This was reflected by a higher proportion of 2-bedroom apartments (and multiple dwellings more broadly) being provided for in the approved Structure Plan. The change of tenure of the subject land has therefore driven a single dwelling and grouped housing outcome, consistent with the current market expectations.

Notwithstanding, a diverse range of housing typologies are anticipated to be accommodated on future lots. In general, higher density, two-storey product will predominantly be developed on the eastern portion of the site (noting some single-storey product will be incorporated within the grouped housing sites to break up the built form), and adjacent to areas of amenity (such as the Lake Richmond reserve to the west). The built form will transition to predominantly one storey dwellings within the central portion of the site, where direct outlook to public open space or areas of amenity cannot be achieved.

The indicative mix of dwellings is summarised in **Table 4** below.

DWELLING FRONTAGE	NUMBER OF LOTS / DWELLINGS	PERCENTAGE
Freehold Residential (mix of one and two-storey)	50 – 60	63%
Grouped Dwellings (mix of one and two-storey)	30 – 35 dwellings	37%
Total	80 – 95 dwellings	100.0%

Table 5: Summary of Dwelling Typologies.

3.3.1.2 GROUPED HOUSING SITES

Two (2) Grouped Housing sites are identified along Fisher Street, which will comprise a mix of one and two-storey development. Based on the preliminary conceptual planning for the Grouped Housing sites, it is anticipated that the sites will be developed (combined) for approximately 30 – 35 dwellings (maximum). The Grouped Housing sites will have frontage to Fisher Street, however will likely accessed from the internal road network and will retain a number of significant mature trees located along the boundaries of the site.

As aforementioned, it is anticipated that dwellings developed within the Grouped Dwelling site will comprise a mix of one and two-storey typologies and will be subject to approval at the Development Application stage.

3.3.2 BUILT FORM CONTROLS

Consistent with Clause 4.5 of the Structure Plan, a Local Development Plan ('LDP') is required to be prepared and implemented over the entire site, pursuant to Part 6, Clause 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for the purpose of maintaining a high-quality built form. The following specific requirements will be required to be addressed:

- Surveillance and interface of public open space;
- Uniform fencing;
- Vehicular access and garage locations for front-loaded lots with a frontage of less 10.5m or less;
- Vehicular and pedestrian access and parking areas;
- Building bulk, height and scale;
- Setbacks;
- Tree Protection Zones for lots with retained trees; and
- Landscaping.

It is anticipated that the WAPC will impose a condition of Subdivision Approval requiring the preparation of an LDP in accordance with the abovementioned criteria.

3.4 OPEN SPACE

Consistent with the area of POS provided on the approved Structure Plan, the Amendment seeks to provide a 3,916m² POS reserve (equating to 10.6 per cent of the gross subdivisible area) as per the below Public Open Space Schedule.

The POS will function as a 'Neighbourhood Park' in accordance with the Liveable Neighbourhoods framework and will be developed to provide for both passive and active recreational opportunities, as well as providing for a drainage / water management function.

Public Open Space Schedule				
Site Area				3.76ha
Less				
Nil				
Total				0.00
Deductions				
Nil				
Total				0.00
Gross Subdivisible Area				3.76ha
POS @ 10%				0.38ha
Public Open Space Contribution				
May comprise:				
Min 80% unrestricted POS				0.30ha
Min 20% restricted use POS				0.08ha
Total Required POS				0.38ha
POS Reference		1:1 yr Drainage	Unrestricted POS	Restricted POS
1	3,916m ²	0	3,916m ²	0
Total	3,916m²	0	3,916m²	0
	0.39 ha	0.00	0.39 ha	0.00
Percentage of gross subdivisible area	10.40%	0.00%	10.40%	0.00%

Notes:

1. This Public Open Space Schedule is based on the Amendment to Palm Beach Site Structure Plan prepared by Rowe Group (Plan ID: 9410-LSP-01-E).
2. This Public Open Space Schedule is based on the drainage assumptions as per the Approved Local Water Management Strategy prepared by Coterra Environment dated January 2018 which will be refined through the preparation of an UWMP post-subdivision approval.



3.5 MOVEMENT NETWORK

3.5.1 ROAD NETWORK

The proposed road hierarchy for the Amendment to the Structure Plan has been determined in response to the Indicative Subdivision Concept Plan and provides for a simple and efficient vehicle movements throughout the Amendment Area.

The proposed road network will be extended (accessed) from the existing Lake Street, which is classified an 'Urban Local Road / Access Road' under the Main Roads WA road hierarchy. No direct vehicular access is proposed to be provided from Fisher Street. The internal road network has been designed to ensure the creation of regular shaped residential lots, and as such, the Amendment Area generally comprises a grid network of 'Access Streets'. The indicative road network is proposed to comprise the following road classifications:

ROAD CLASSIFICATION	INDICATIVE UPPER TRAFFIC VOLUME	INDICATIVE ROAD RESERVE WIDTH
Access Street D	<1,000 vpd	15-metres

Table 6: Road Classifications

The proposed road network comprises a road hierarchy generally consisting of 'Access Street Type D' roads, designed to a 15-metre cross section.

The movement network, street block length and road widths are consistent with the requirements set out within the *Liveable Neighbourhoods* framework, providing for a high degree of connectivity and permeability throughout the Amendment Area, for both vehicles and pedestrians.

Traffic modelling to support the original Structure Plan proposal was prepared by KCTT, based on a total dwelling yield of 351 residential dwellings and one café. Based on the modelling used within the KCTT report, it is anticipated the Amendment Area would generate a reduced total of 690 daily trips, with a maximum flow of just 320 vehicles per day on the eastern access road. In this regard, the proposal is likely to have a significantly lesser impact on the existing road network. It is therefore anticipated that no upgrades to the existing movement network are required to facilitate the development contemplated by the proposal.

3.5.2 LAKE STREET ACCESS AND EGRESS

A review of the proposed access and egress proposed to Lake Street as part of this Amendment has been undertaken by Uloth & Associates. The report concludes that the additional access to Lake Street can be accommodated (supported), as follows:

- The proposed development will result in less than 40 percent of the traffic generation estimated under the previous plans.
- The traffic impact on Lake Street (and its intersection with Fisher Street) will therefore be significantly reduced, with traffic flows now expected to remain well below the indicative maximum of 3,000 vehicles per day identified under *Liveable Neighbourhoods*.
- Traffic flows on the proposed access roads will also be significantly reduced from approximately 1,000 vehicles per day on both roads under the previous plan, to a maximum of just 320 vehicles per day on the eastern access road under the revised plan.

- The proposed intersection spacing for three (3) access roads off Lake Street results in a minimum intersection spacing of 75 metres, which is well above the acceptable minimum of 20 metres specified for intersections along an Access Street under *Liveable Neighbourhoods*. This is also well above the minimum of 40 metres that would be required if Lake Street was deemed to be a Neighbourhood Connector.
- It is therefore concluded that the currently proposed plan, with three (3) access roads off Lake Street will result in a significantly reduced impact on Lake Street and its intersection with Fisher Street, with intersection spacings and future flows fully compliant under *Liveable Neighbourhoods*.

Refer Attachment 6 – Traffic Review.

3.5.3 PEDESTRIAN AND CYCLIST NETWORK

The Amendment Area is currently serviced by a shared use network, with existing paths located on the southern side of Lake Street, and the western side of Fisher Street, linking the site with a well-established path network throughout the wider locality (and directly through to the coast via Fisher Street). A number of existing recreational walk trails are also provided throughout the Lake Richmond reserve, located directly west of the Amendment Area.

Consistent with the requirements of Liveable Neighbourhoods, the site will be serviced by footpaths provided on at least one side of each of the residential streets constructed. These paths would tie into the existing path network. Given the relatively low traffic volumes anticipated, no designated cycle paths are proposed within the Amendment Area.

3.5.4 PUBLIC TRANSPORT

The Amendment Area is currently serviced by Transperth Bus Route 551, providing services between Penguin Street (the Safety Bay Yacht Club) and the Rockingham Train Station. The Amendment Area would be serviced by the existing bus stop on Parkin Street, located approximately 220-metres north-east of the site.

3.6 WATER MANAGEMENT

Cotera Environment prepared a Local Water Management Strategy ('LWMS') in support of the Structure Plan, which was approved by the Department of Water and Environmental Regulation ('DWER') in 2020. The proposed Structure Plan Amendment and subsequent water management strategy remain generally consistent with the approved LWMS, as summarised below.

- Treatment swales along the western boundary and the southern boundary will be provided for the first flush event (consistent with LWMS).
- An infiltration basin accommodating up to the 1% AEP event in the area of POS within the south-eastern corner of the subject land (consistent with LWMS).
- Western swale sized to treat the 1EY first flush and then overflow into the Bush Forever site. Western swale in LWMS was designed to accommodate the 1% AEP but further consultation with the City of Rockingham and DWER confirmed accepted for overflow.
- Southern swale accommodating up to the 20% AEP and then overflowing into the POS basin (consistent with LWMS).
- Households to infiltrate the first 15mm in soakwells (minor variation to the LWMS due to bigger lot sizes but supported by the City of Rockingham).
- Minimum 0.5m separation from the base of swales / basin to maximum groundwater level (consistent with LWMS).
- Minimum 0.3m separation from TWL in swales / basin to lots levels (consistent with LWMS).

In accordance with the processes defined under the WAPC's *Better Urban Water Management*, an Urban Water Management Plan ('UWMP') will be required to be prepared and implemented as a condition of subdivision approval. The UWMP will detail and implement the proposed drainage network, generally in accordance with the LWMS.

Refer Attachment 7 – Approved LWMS.

3.7 UTILITIES AND SERVICING

An Engineering Servicing Report was prepared by Prichard Francis in support of the approved Structure Plan (November 2016), which confirmed the subject land is capable of being connected to all urban services. The following headings provide a summary of all service connections.

Refer Attachment 8 – Engineering Servicing Report.

3.7.1 SEWER

The Amendment Area is capable of being serviced by the existing reticulated sewer network, via connections to the existing Water Corporation sewer main which is located within the southern extent of the Lake Street road reserve.

3.7.2 WATER

The Amendment Area is currently serviced by the Water Corporation reticulated water main located within the southern extent of the Lake Street road reserve. It is understood that the individual lot connections would be provided via an extension to the existing main at the intersection of Fisher Street and Properjohn Drive.

3.7.3 ELECTRICITY

The site is currently serviced by an existing aerial supply located within the Lake Street road reserve. Future development is capable of being connected to the existing network subject to the inclusion of additional switchgears and transformers.

3.7.4 GAS

An existing ATCO gas reticulation main is located within the northern extent of Lake Street and the eastern extent of Fisher Street. It is anticipated that the development contemplated by this Structure Plan Amendment is capable of being serviced by the existing network without any upgrade to the capacity.

3.7.5 COMMUNICATIONS

The Amendment Area is located within the National Broadband Network Corporation ('NBN Co.') fixed line footprint, and future development will be serviced by the fibre optic network. The developer will install pit and pipe infrastructure within the service corridor of the road reserves.

4. CONCLUSION

This Report has been prepared in support of an application to Amend the Palm Beach Site Structure Plan by removing the Commercial precinct in favour of an expansion to Residential R60 development. The proposed amendment is justified on the following grounds:

- The Amendment reflects the change in tenure and associated market expectations as a result of the sale of the land by the Defence Housing Australia.
- The Amendment provides for a diversity in lot and dwelling product, providing for an appropriate mix of one- and two-storey dwellings. In this regard, it is anticipated the Amendment Area will provide a high-degree of diversity to the housing stock provided in the Rockingham locality, particularly in the immediate locality that predominantly comprises single storey residential dwellings.
- The supporting Indicative Subdivision Concept Plan has been designed to maximise the retention of existing mature trees, while maintaining an R60 development outcome which responds to current market demand.
- The Amendment is supported by updated traffic and bushfire reporting which demonstrates that the proposal is compliant with the relevant State and local planning framework.

Having regard to the above, and noting the proposed Amendment is entirely consistent with both the local and State planning framework, it is requested the City of Rockingham and the Western Australian Planning Commission support this Amendment to the Palm Beach Site Structure Plan, as proposed.