



**ROWE**  
GROUP  
DESIGN

# AMENDMENT TO THE PALM BEACH SITE STRUCTURE PLAN

**LOT 1512 LAKE STREET & LOT 5000 FISHER STREET  
ROCKINGHAM**

OUR REF: 9410 12/05/2022



## DOCUMENT CONTROL

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## RECORD OF ENDORSEMENT

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

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO THE PALM BEACH SITE STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**13 December 2022**  
.....

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.

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## ATTACHMENTS

1. CERTIFICATES OF TITLE
2. BUSHFIRE MANAGEMENT PLAN
3. JBS&G BUSHFIRE PLANNING ADVICE
4. ENVIRONMENTAL ASSESSMENT REPORT
5. BAL CONTOUR PLAN
6. TRAFFIC REVIEW
7. LOCAL WATER MANAGEMENT STRATEGY
8. ENGINEERING SERVICING REPORT

## TECHNICAL APPENDICES

| APPENDIX<br>NUMBER | DOCUMENT TITLE                  | NATURE OF<br>DOCUMENT | REFERRAL/APPROVAL<br>AGENCY               | APPROVAL STATUS<br>AND<br>MODIFICATIONS |
|--------------------|---------------------------------|-----------------------|---|---|
| 1                  | Certificates of Title           | Supporting            | -   | -                                       |
| 2.                 | Bushfire Management Plan        | Requires Approval     | Department of Fire and Emergency Services | Approved                                |
| 3.                 | Bushfire Planning Advice        | Supporting            | -   | -                                       |
| 4.                 | Environmental Assessment Report | Supporting            | -   | -                                       |
| 5.                 | BAL Contour Plan                | Supporting            | -   | -                                       |
| 6.                 | Traffic Review                  | Supporting            | -   | -                                       |
| 7.                 | Engineering Servicing Report    | Supporting            | -   | -                                       |

## STRUCTURE PLAN SUMMARY

| ITEM  | DATA   | SECTION NUMBER<br>REFERENCED IN PART 2 OF<br>REPORT |
|---|--|---|
| Total Area  | 3.76 hectares                                    | 1.2   |
| Area of each land use proposed:<br>Residential          | 3.3 hectares                                     | 3.3   |
| Total estimated lot yield                               | 55 – 60 lots                                     | 3.3   |
| Estimated number of dwellings                           | 80 – 95 dwellings                                | 3.3   |
| Estimated residential site density                      | 33 – 39 dwellings per site hectare               | 3.3   |
| Estimated population                                    | 135 people based on 1.5 persons<br>per household | 3.3   |
| Estimated area and percentage of<br>public open spaces: | 0.39 hectares (10.4%) 1 park                     | 3.4   |

*Note: All information and areas are approximate only and are subject to survey and detailed design.*





## STRUCTURE PLAN AMENDMENT

### **Amendment No. 1 to the Palm Beach Site Structure Plan.**

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

- Amending the zoning of the north-east portion of Lot 5000 Lake Street, Rockingham, as shown on Plan 1 – Structure Plan Map from ‘Commercial’ to ‘Residential’.
- Minor reconfiguration of the area identified for ‘Public Open Space’ as shown on Plan 1 – Structure Plan Map.
- Revising the indicative road layout.
- Including a new ‘Clause 4.2.2 Built Form’ which states:
  - 4.2.2 Built Form
    - a. The R-Codes variations specified in Planning Bulletin 112: *Medium-density single house development standards – Development Zones* are applicable to all R60 development.
- Modifying ‘Clause 4.5 – Local Development Plan Requirements’ to:
  - Remove the provisions related to ‘Car Parking’ and ‘Commercial Development’; and

## TABLE OF AMENDMENTS

| AMENDMENT<br>NUMBER | SUMMARY OF AMENDMENT   | FINAL<br>ENDORSEMENT<br>BY CITY OF<br>ROCKINGHAM | FINAL<br>ENDORSEMENT<br>DATE BY WAPC |
|---------------------|--|--|--------------------------------------|
| 1                   | Rezoning Part Lot 5000 Lake Street, Rockingham to Residential; Minor reconfiguration of the area of Public Open Space, deletes the criteria related to 'Commercial' development, inserts new design criteria for 'Built Form', and revises the indicative road layout. |  | 13 December 2022                     |



# PART ONE

IMPLEMENTATION



**ROWE**  
GROUP  
DESIGN

# 1. STRUCTURE PLAN AREA

The provisions of this Structure Plan apply to Lot 1512 Lake Street and Lot 5000 Fisher Street, Rockingham (and successor titles), being the land wholly contained within the inner edge of the line denoting the boundary of the Structure Plan Map (Plan 1).

## 1.1 STRUCTURE PLAN CONTENT

The Structure Plan comprises three parts:

- Part 1: Implementation – This section contains the Structure Plan Map and sets out the requirements that will be applied when assessing subdivision and development applications for land within the Structure Plan area;
- Part 2: Explanatory – This section provides the planning context and justification for the Structure Plan Map and the text 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; and
- Appendices – Includes all specialist consultant reports and documentation used in the preparation of and to support the land use outcomes of the Structure Plan.

# 2. OPERATION

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission ('WAPC').

# 3. STAGING

The staging of development is not constrained by infrastructure or street network upgrades, as none are required to accommodate the proposed development.

Notwithstanding, the development will comprise three (3) stages, detailed as follows:

- **Stage 1:** Central residential cell, public open space and associated movement network.
- **Stage 2:** Western residential cell and associated movement network.
- **Stage 3:** Grouped Housing Sites along Fisher Street.

## 4. SUBDIVISION & DEVELOPMENT REQUIREMENTS

### 4.1 LAND USE AND ZONES

The Structure Plan map outlines land use classifications applicable within the Structure Plan area, in accordance with the corresponding Zones and/or Reserves listed in the *City of Rockingham Town Planning Scheme No. 2*.

### 4.2 DEVELOPMENT PROVISIONS

#### 4.2.1 SCHEME PROVISIONS

Development within the Structure Plan area is to accord with the following provisions for the Structure Plan area, as established by Schedule No. 8 Development Area 43 of the Scheme:

- a) All subdivision and/or development shall comply with the R60 residential density code of the Residential Design Codes;
- b) 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;
- c) 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; and
- d) A maximum top of external wall height of 15 metres (or 5 storeys) may be permitted by Council 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.

#### 4.2.2 BUILT FORM

The R-Codes variations specified in the WAPC's Planning Bulletin 112: *Medium-density single house development standards – Development Zones* are applicable to all single house development. Development of residential lots will be undertaken in accordance with *Local Planning Policy No. 3.3.22 – Medium-Density Single House Development Standards – Development Zones* as adopted by the City of Rockingham.

### 4.3 BUSHFIRE RISK MANAGEMENT

Notifications on titles is required for lot subject to Bushfire Risk in accordance with WAPC State Planning Policy 3.7 and Australian Standard AS3959.



## 4.4 LOCAL DEVELOPMENT PLAN REQUIREMENTS

A Local Development Plan is required to be prepared for the entirety of the site in accordance with the provisions and requirements of Schedule 2, Part 6 Local Development Plan of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to inform subdivision and/or development applications.

Preparation of the Local Development Plan is to be guided by the State Planning Policy 7 – Design of the Built Environment and its guidelines.

The Local Development Plan must address the following:

- Access;
- Built form in respect of bulk, height, scale and architectural expression;
- Dwelling orientation;
- Landscaping;
- Tree retention via a Tree Protection Management Plan; and
- Interface and relationship with public open space.

## 4.5 PUBLIC OPEN SPACE

Public Open Space is to be provided in accordance with the 10% minimum open space requirement stipulated in Development Control Policy 2.3 Public Open Space in Residential Areas, with the structure plan depicting a minimum 10% Public Open Space located in the south-east corner of the Structure Plan fronting Fisher Street. The Public Open Space is to be developed to at least the minimum standard in accordance with the requirement of Liveable Neighbourhoods and is to be integrated with the development of the residential area.

## 4.6 MOVEMENT NETWORK

Vehicular access to multiple dwelling development shall be limited to two points of access and/or egress on each of Fisher and Lake Streets. Internal access and movement networks shall be designed to minimise impact on amenity of the locality.

## 5. OTHER REQUIREMENTS

Developer contribution are to be provided as per Council's Community Infrastructure Plan as a condition of subdivision or development approval.

No other infrastructure contributions or developer contributions are required in developing the Structure Plan area.

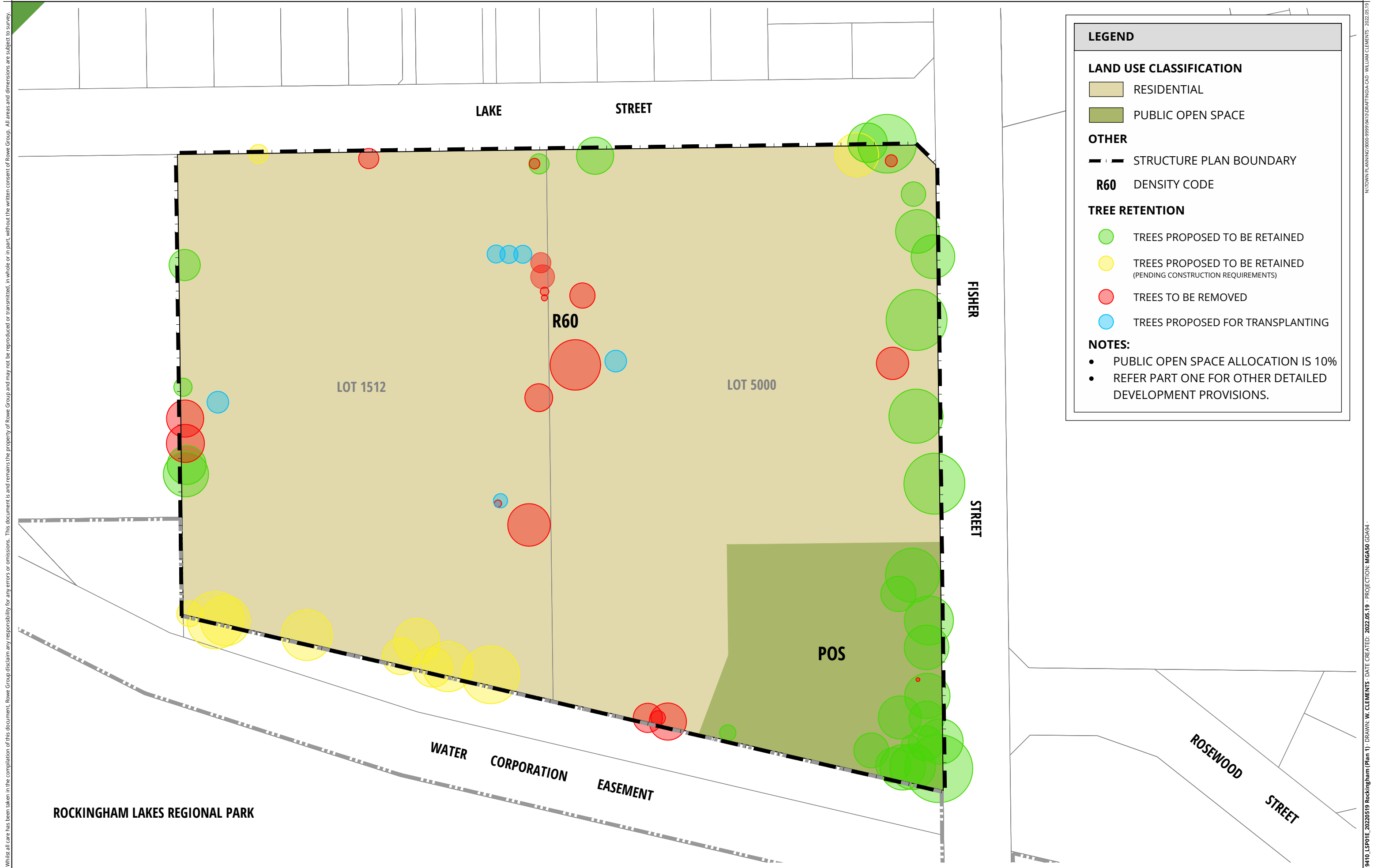
## 6. ADDITIONAL INFORMATION

The details of additional information required to be submitted with the structure plan, and the stage at which it is to be submitted, are summarised in **Table 1**.

| ADDITIONAL INFORMATION                     | APPROVAL STAGE  | CONSULTATION REQUIRED |
|--|---|-----------------------|
| Bushfire Management Plan                   | With subdivision or development application                                       | City of Rockingham    |
| Traffic Impact Assessment                  | With subdivision or development application                                       | City of Rockingham    |
| Urban Water Management Plan                | Condition of subdivision or development approval                                  | City of Rockingham    |
| Construction Environmental Management Plan | Condition of subdivision or development approval                                  | City of Rockingham    |
| Waste Management Plan                      | With subdivision or development application                                       | City of Rockingham    |
| Dust Management Plan                       | Condition of development approval   | City of Rockingham    |
| Landscaping Plan                           | Condition of development approval   | City of Rockingham    |
| Local Development Plan                     | Condition of subdivision approval or prior to development, as approved by Council | City of Rockingham    |
| Construction Environment Management Plan   | Condition of subdivision approval or prior to development, as approved by Council | City of Rockingham    |
| Tree Protection Management Plan            | Condition of subdivision approval or prior to development, as approved by Council | City of Rockingham    |

**Table 1:** Additional Information

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**LEGEND**

**LAND USE CLASSIFICATION**  

RESIDENTIAL

PUBLIC OPEN SPACE

**OTHER**  

STRUCTURE PLAN BOUNDARY

R60 DENSITY CODE

**TREE RETENTION**  

TREES PROPOSED TO BE RETAINED

TREES PROPOSED TO BE RETAINED (PENDING CONSTRUCTION REQUIREMENTS)

TREES TO BE REMOVED

TREES PROPOSED FOR TRANSPLANTING

**NOTES:**

- PUBLIC OPEN SPACE ALLOCATION IS 10%
- REFER PART ONE FOR OTHER DETAILED DEVELOPMENT PROVISIONS.

**STRUCTURE PLAN - PLAN 1**  
LOT 1512 LAKE STREET & LOT 5000 FISHER STREET  
ROCKINGHAM