

Sawley Close Structure Plan

*Lots 23–26, 28 & 162 – 163 Sawley
Close, Golden Bay*

August 2025

Prepared for: Cape Bouvard



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Report Number	FINAL

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Table of Amendments

Amendment No.	Summary	Date Approved by the WAPC

Executive Summary

Vision

Our vision is to create a benchmark residential community in Golden Bay, defining the next generation of living. This estate will harmonise with nature while ensuring strong connectivity to Perth's urban fabric.

Shaped by its natural landscape, the community will feature walkable neighbourhoods, quality public spaces, and diverse housing options. A clear buffer of public open space will separate the urban zone from the rural residential area in the south. Residents will enjoy tree-lined streets and bush tracks through preserved environmental assets. Strategically positioned within a key growth area, the Sawley Close Structure Plan (**SCSP**) offers natural amenity coupled with urban convenience.

Design Rationale

The proposed development is a strategic extension of the existing residential areas, leveraging Adelong Avenue as the primary access point to ensure seamless connectivity for both pedestrians and vehicles. This avenue provides a direct link to the proposed Golden Bay neighbourhood centre and the Golden Bay foreshore, highlighting the convenience and strategic opportunity for new housing.

The design respects the existing topography and vegetation, with streets oriented predominantly in a north-south direction. This layout creates strong view lines to the Park and Recreation reserve in the southern precinct, allowing lots to step down the contours, minimising the need for large retaining walls. This approach enhances aesthetic appeal and fosters a connection to the natural environment.

The Park and Recreation Reserve is a vital asset, offering passive recreational opportunities while preserving natural vegetation and landform. It enhances the community's connection to nature and serves as a landscape buffer for the rural lifestyle properties on Sawley Close. Active local open space nodes are proposed to the north of the reserve, providing community gathering and play opportunities.

Residential development overlooking open space and reserve areas enhances safety and security through natural surveillance. By strategically positioning homes to face these areas, residents can monitor their surroundings, deter anti-social behaviour and foster community vigilance. A combination of road interfaces and nested lots with uniform permeable fencing is proposed to achieve this outcome. LDP provisions will ensure that the POS interfaces are managed effectively.

The proposed esplanade road ties in with Adelong Avenue, creating an east-west pedestrian connection that links the Sawley Close nature reserve to the Golden Bay foreshore.

Key Planning Outcomes

The SCSP is a visionary blueprint for a sustainable and well-connected community in Golden Bay, designed to harmonise natural beauty with urban convenience. The following highlights the key planning outcomes:

- **Land Use and Density:** Designates areas for residential and commercial use, with an estimated yield of approximately 142 dwellings.
- **Public Open Space (POS):** Provides over 30% of the gross subdivisible area as POS, totalling 8.35 hectares for open space and drainage.
- **Environmental and Heritage Considerations:** Prioritises the protection and management of natural areas, including threatened ecological communities and black cockatoo habitats, with comprehensive environmental reporting.

- **Community and Stakeholder Engagement:** Responds to extensive community consultation with overwhelmingly positive feedback and ongoing engagement with stakeholders to ensure alignment with broader planning objectives.
- **Sustainability into Design:** Emphasises site-responsive design, retaining existing vegetation and natural topography, and implementing water-sensitive urban design principles.

The SCSP sets a benchmark for future residential areas in the Golden Bay locality, ensuring sustainable growth, community well-being, and environmental stewardship.

Summary Table

The following table provides a summary of the proposed SCSP Area.

Table 1 Structure Plan Summary Table

Item	Data	Structure Plan Section / Figure Reference
Total Area Covered by the Structure Plan	16.49 hectares	Part 1 – Figure 1
Area of Each Land Use Proposed		
Residential	5.88 hectares	Part 1 – Figure 1
Parks And Recreation	6.23 hectares	Part 2, Figure 7
Public Open Space and Drainage	2.12 hectares	Part 2, Figure 15
Road Reserves	2.26 hectares	Part 2, Figure 16
Lot Yield and Dwelling Count and Makeup		
Total Estimated Lot Yield	142 lots	Part 2, Figure 11
Estimated Number of Dwellings	142 dwellings	Part 2, Figure 11
Estimated Residential Site Density	24 dwellings per site hectare	Part 1, Figure 1
Estimated Population	398 people at 2.8 people per household	Part 2, Figure 11
Amount of Public Open Space		
Estimate Area and Percentage	3.92ha (32.49%)	Part 2, Figure 15
Unrestricted Open Space	3.68ha (30.59%)	Part 2, Figure 15
Restricted Open Space	0.24ha (1.99%)	Part 2, Figure 15

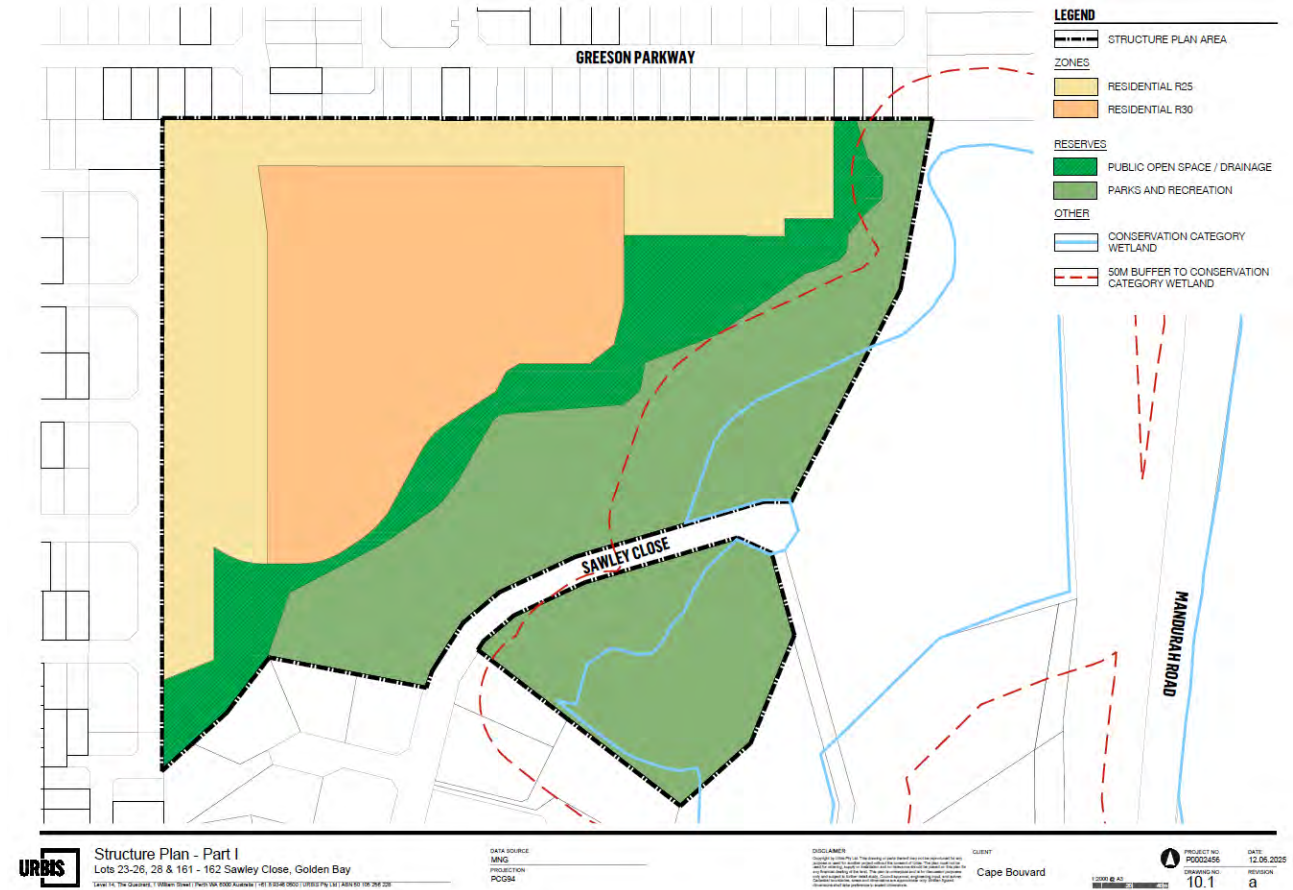
Part 1

Implementation

1 Structure Plan Area

The Sawley Close Structure Plan (**SCSP**) shall apply to Lots 23 – 26, 28 & 161 – 162 Sawley Close, being the land contained within the inner edge of the line denoting the SCSP boundary on the Structure Plan Map below (**Figure 1**) and **Appendix A**.

Figure 1 Sawley Close Structure Plan Map



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

Development of the SCSP can be progressed in the near term, as key roads and services in the locality are already in place, as the site is amongst the last to be developed in the surrounding residential areas and estates.

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

4 Subdivision and Development Requirements

The Structure Plan Map delineates and depicts the zones and residential density code ranges applicable to the SCSP.

4.1 Land Use Zones and Reserves

The following table outlines the SCSP land uses and reserves as depicted in Structure Plan Map 1 (**Figure 1**). Development and use of land should be generally in accordance with the following zones and reserves.

Table 2 Land Use and Reserves Overview

Zones and Reserves	Control
Residential	R25 and R30 residential development is to be provided in accordance with the SCSP Map as designated in Figure 1 .
Road Reserves	The SCSP provides a localised and permeable road network that accommodates a range of transport modes, including public and active transport. Access to the area will be provided via a network of existing and future local distributor roads.
Public Open Space	A minimum of 10 per cent of the gross subdivisible area is to be provided as POS, in accordance with Liveable Neighbourhoods. POS is to be provided generally in the locations shown in Figure 1 with refinements permitted at the subdivision stage subject to an appropriate level of technical justification.
Parks and Recreation Reserve	A Parks and Recreation Reserve has been proposed in the south eastern portion of the SCSP. This reserve aims to maintain the natural ridgeline of the site and will be integrated into the structure plan's POS offering. The reserve includes the full extent of the Conservation Category Wetland, as well as the majority of the 50m wetland buffer, significant trees and black cockatoo habitat area.

4.2 Density and Development

Table 3 outlines the SCSP residential density and development layout as depicted in Structure Pan Map 1 (**Figure 1**). Development should be generally in accordance with the following zones and reserves.

Table 3 Density and Development Overview

Matter	Control
Residential Density	Residential density is to be provided as specified in the SCSP Map at Figure 1 depicting R25 / R30 residential density designation.
Locational Criteria	No R-Code plans are required as specific R-codes are shown on Figure 1 .
Subdivision Layout	The development and subdivision of the SCSP is to be generally in accordance with the Subdivision Concept Plan at Figure 11 .

	The subdivision concept plan has been designed to align with surrounding subdivision patterns, particularly to ensure that connecting roads align in their location and treatment.
Interface with Adjoining Area	Public open space, fencing and roads abutting adjacent areas shall have due regard to their interface and appearance (including consideration of levels).
Heritage	<p>There are no registered Aboriginal Heritage sites within the SCSP. If Aboriginal Heritage values are identified during development of the precinct, then consent under Section 18 of Aboriginal Heritage Act 1972 may be required.</p> <p>There are no European/Colonial heritage sites within the precinct.</p>

4.2.1 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 (**LDP**).

An LDP is required to be in place prior to any subdivision and/or development that:

- Incorporates lots with direct frontage to public open space;
- Implement acoustic controls as required to protect dwellings from transport noise impact; and
- Where garage locations and crossovers are required to be designated in response to the retaining wall design.

The LDP(s) shall:

- Ensure that dwellings (where applicable) provide an attractive interface and appearance of the estate to road frontages
- Ensure that the potential visual and amenity impact of garages, bin storage, and other service facilities is minimised.
- Ensure that public open space areas are afforded adequate passive surveillance from surrounding dwellings.
- Provide for R-code variations as appropriate to achieve the objectives of the estate and the above LDP provisions.
- Quiet house design is implemented as per the recommendations of the Transport Noise Assessment.

4.3 Other Requirements

4.3.1 Bushfire protection

The Bushfire Management Plan (BMP) prepared by Covey at **Appendix I** provides a detailed assessment of bushfire hazards, both within and near the SCSP and identifies appropriate management strategies to enable the structure plan outlined in **Figure 1**.

The BMP confirms that the bushfire risk can be appropriately managed, consistent with the objectives of State Planning Policy 3.7: Planning in Bushfire Prone Areas and the associated Guidelines for Planning in Bushfire-Prone Areas.

A Notification, pursuant to Section 165 of the *Planning and Development Act 2005*, is to be placed on the Certificate(s) of Title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

The Notification is to state as follows:

'This land is within a bushfire prone area, as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.'

4.3.2 Infrastructure arrangements

Minimal infrastructure upgrades will occur as part of this structure plan and are detailed in **Section 4.6** of this report. Further infrastructure upgrades will be addresses at subdivision phase, typically as conditions of subdivision approval.

4.3.3 Development contributions

Development contributions for the estate are to be made in accordance with the City of Rockingham Town Planning Scheme No. 2, including Part 5 of TPS2, or as otherwise agreed with the City of Rockingham.

4.3.4 Mosquito Management

The Environmental Assessment Report (EAR) prepared by Coterra Environment at Appendix H confirms the site does not contain any known mosquito breeding areas, however, the site does contain potential mosquito habitat associated with the Conservation Category Wetland (CCW) and Multiple Use Wetland (MUW) within the southern portions of the site.

The EAR provides broad management measures to support development, to be implemented during subdivision stages. This includes placing a Notification, pursuant to Section 165 of the *Planning and Development Act 2005*, on the Certificate(s) of Title of the proposed lot(s) advising prospective landowners of the presence of mosquito breeding habitat in the vicinity of the land.

4.4 Additional Information

4.4.1 Information to be submitted with an application

Prior to the commencement of subdivision and development, the City will require the preparation and approval of technical documents as outlined in **Table 4** below.

Table 4 Additional Information Requirements

Additional Information	Approval Stage	Consultation Required
Bushfire Management Plan	Subdivision	WAPC, City of Rockingham, Department of Fire and Emergency Services (DFES) (if required)
POS Schedule	Subdivision	WAPC, City of Rockingham
Transport Noise Assessment	Subdivision	WAPC, City of Rockingham
Transport Impact Assessment / Statement	Subdivision	WAPC, City of Rockingham, Main Roads WA

4.4.2 Conditions of Subdivision Approval

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

- Urban Water Management Plan
- Construction Environment Management Plan
- Conservation Area Management Plan
- Fauna Relocation and Management Plan
- Detailed Landscaping Plan(s)

Part 2

Explanatory Report

1 Introduction and purpose

Part Two of the Sawley Close Structure Plan provides a comprehensive overview of the proposals Physical Analysis, Opportunities and Constraints, Boundary and Hierarchy, Stakeholder and Community Engagement, Vision, Design Response to the Six Precinct Planning Elements, Sub-Precinct Specific Concepts and Implementation Actions.

2 Site and Context Analysis

2.1 Land Description

2.1.1 Area and Land Use

The subject site comprised of Lots 23 – 26, 28 & 161 – 162 Sawley Close is located within the Golden Bay locality. Golden Bay is located approximately 50 kilometres south of the Perth Central Business District, 16km south of the Rockingham City Centre and 15km north of the Mandurah City Centre.

Access to the subject site is obtained via Sawley Close. Sawley Close connects to Dampier Drive, providing an arterial road connection to Rockingham. Mandurah Road, located immediately east of the subject site, is an arterial road providing a connection between Mandurah to the south and Rockingham / Kwinana Beach to the north.

The land immediately north and west of the subject site comprises residential development, with the most recent estates developed by Peet Limited, in partnership with DevelopmentWA. These developments have progressed under the Golden Bay Structure Plan. The land immediately south contains rural-residential dwellings, while the land east of Mandurah Road comprises Bush Forever Site No. 379, which contains dense vegetation.

Comet Bay College is located approximately 300m west of the subject site. The Secret Harbour District Centre is located approximately 1.2km northwest of the subject site, and a Neighbourhood Centre Precinct is planned along Warnbro Sound Avenue under the Golden Bay Structure Plan.

The immediate context of the subject site is outlined below in Table 5 and is provided in the site aerial and context map at **Figure 2** and **Figure 3**. This site's context highlights its strategic location and connectivity, making it well-suited for increased urban development

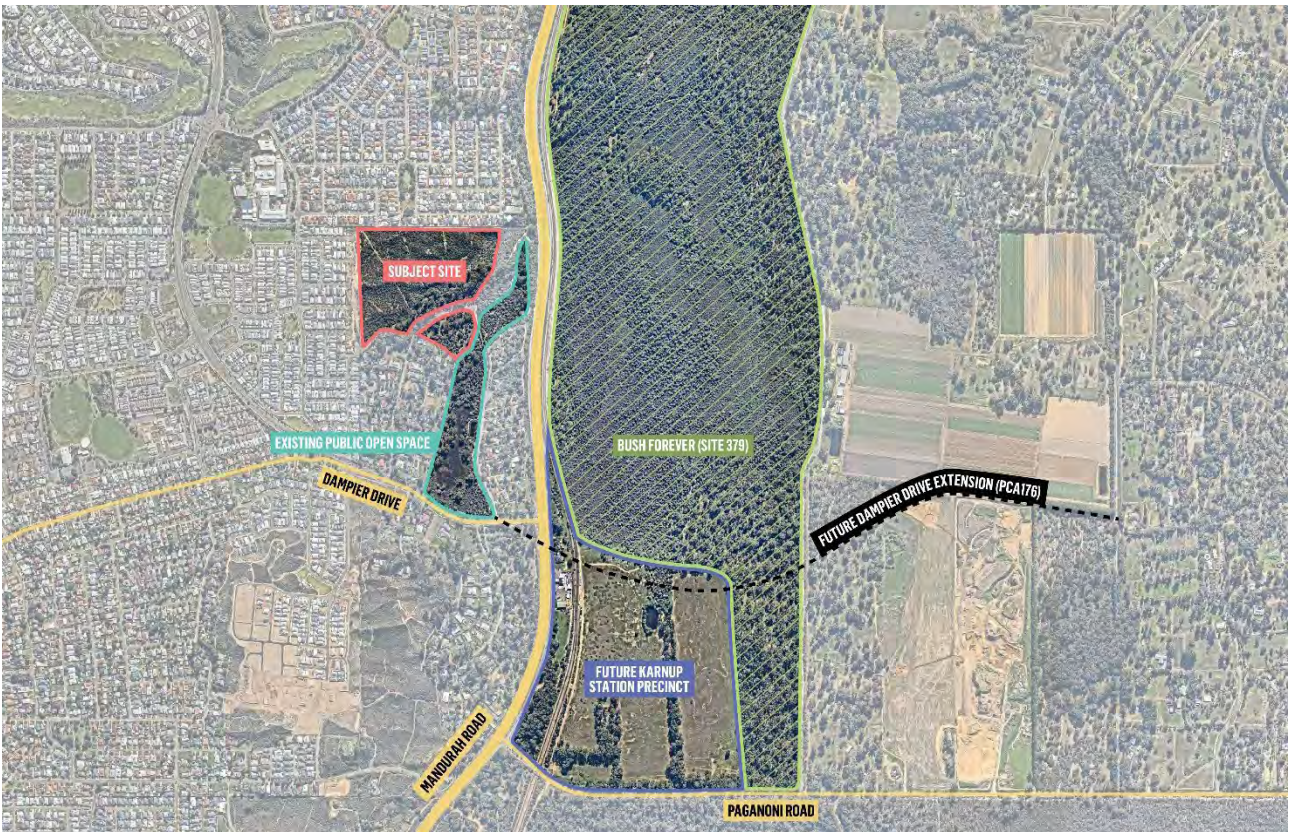
Table 5 Context Analysis

Context Direction	Summary
North	<ul style="list-style-type: none"> DevelopmentWA & Peet Housing Estates (Golden Bay Structure Plan Area) Residential Lots Sawley Close Nature Reserve Comet Bay High School Secret Harbour District Centre Warnbro Station, located 11km north of the subject site
East	<ul style="list-style-type: none"> Mandurah Road Bush Forever Site No. 379 Kwinana Freeway
South	<ul style="list-style-type: none"> Greenfield development sites Rural Residential development Future Metronet Karnup Station site Mandurah Station located 12km south of the subject site. Paganoni Road
West	<ul style="list-style-type: none"> Golden Bay Beach / Foreshore Peet Housing Estate (Golden Bay Structure Plan Area) Warnbro Sound Ave and Dampier Drive

Figure 2 Site Aerial



Figure 3 Context Map



2.1.2 Legal Description and Ownership

The SCSP Area comprises seven separate multi-title lots in a share title arrangement. As demonstrated in **Table 6** and **Figure 4** below, Cape Bouvard Developments Pty Ltd is the owner of all lots and all title shares. A copy of the relevant Certificates of Title is provided at **Appendix B**.

Table 6 Legal Descriptions

Lot / Plan No.	Vol/Folio	Landowner	Area (ha)
23 on Plan 18327	Multi-title lot 2664/901, 2664/945 & 2665/401	Cape Bouvard Developments Pty Ltd	3.1918
24 on Plan 18327	Multi-title lot 2664/902, 2664/946 & 2665/402	Cape Bouvard Developments Pty Ltd	2.8540
25 on Plan 18327	Multi-title lot 2664/903, 2664/947 & 2665/403	Cape Bouvard Developments Pty Ltd	2.0313
26 on Plan 18327	Multi-title lot 2664/904, 2664/948 & 2665/404	Cape Bouvard Developments Pty Ltd	2.0817
28 on Plan 18327	Multi-title lot 2664/904, 2664/949 & 2665/405	Cape Bouvard Developments Pty Ltd	2.0264
161 on Plan 18327	Multi-title lot 2664/942, 2664/986 & 2665/442	Cape Bouvard Developments Pty Ltd	1.7122
162 on Plan 18327	Multi-title lot 2664/943, 2664/987 & 2665/443	Cape Bouvard Developments Pty Ltd	2.5847

Figure 4 Cadastral Plan



2.1.3 Physical and Social Infrastructure and Services

The Golden Bay locality within which the SCSP is located, is served by a range of existing community infrastructure, including the following outlined in **Table 7**.

Table 7 Physical and Social Infrastructure

Type	Name / Facilities	Distance (Approx.)
Road Access	Warnbro Sound Ave, Mandurah Rd, Kwinana Freeway (via Paganoni Road)	1-10 km
Rail & Bus	Future Karnup Station, Warnbro & Mandurah Train Stations; Bus routes 558, 559, 561	500m – 15 km (rail) & local bus stops
Schools	Golden Bay Primary School (PS), Comet Bay PS & College, Singleton PS, Secret Harbour PS	1-4 km
Sports Facilities	Lark Hill Sporting Complex, Mike Barnett Sports Complex, Rockingham Aquatic Centre	3-15 km
Community Centres	Secret Harbour, Coastal, and Singleton Community Centre, Gary Holland Community Centre	2.5-4 km
Library & Arts	Rockingham Library	15 km
Beach & Surf Club	Secret Harbour Surf Life Saving Club	4.5 km

2.2 State and Regional Planning Framework

2.2.1 State Planning Strategy 2050

The State Planning Strategy 2050 (the **Strategy**) provides the key strategic planning guidance for the State and identifies Rockingham as a key area for urban/residential growth in the South Metropolitan region.

Rockingham, and subsequently the proposed SCSP Area, is strategically located in the South Metropolitan region in proximity to new and existing road and rail infrastructure. The focus on this area will likely lead to enhanced public transport links, improved amenities, and increased housing stock for the locality, linking directly with the intent of the Strategy.

2.2.2 Perth and Peel @3.5million

Perth and Peel @ 3.5 Million and the supporting Sub-Regional Framework is the primary source of strategic planning guidance for the Perth and Peel regions. The subject land is identified as 'Urban' under the Sub-Regional Framework (refer **Figure 5**).

The Sub-Regional Framework notes the shortcomings of Rural Residential landholdings in Urban areas, and notes that this form of housing should only be considered 'by exception'. Specifically, the Framework states:

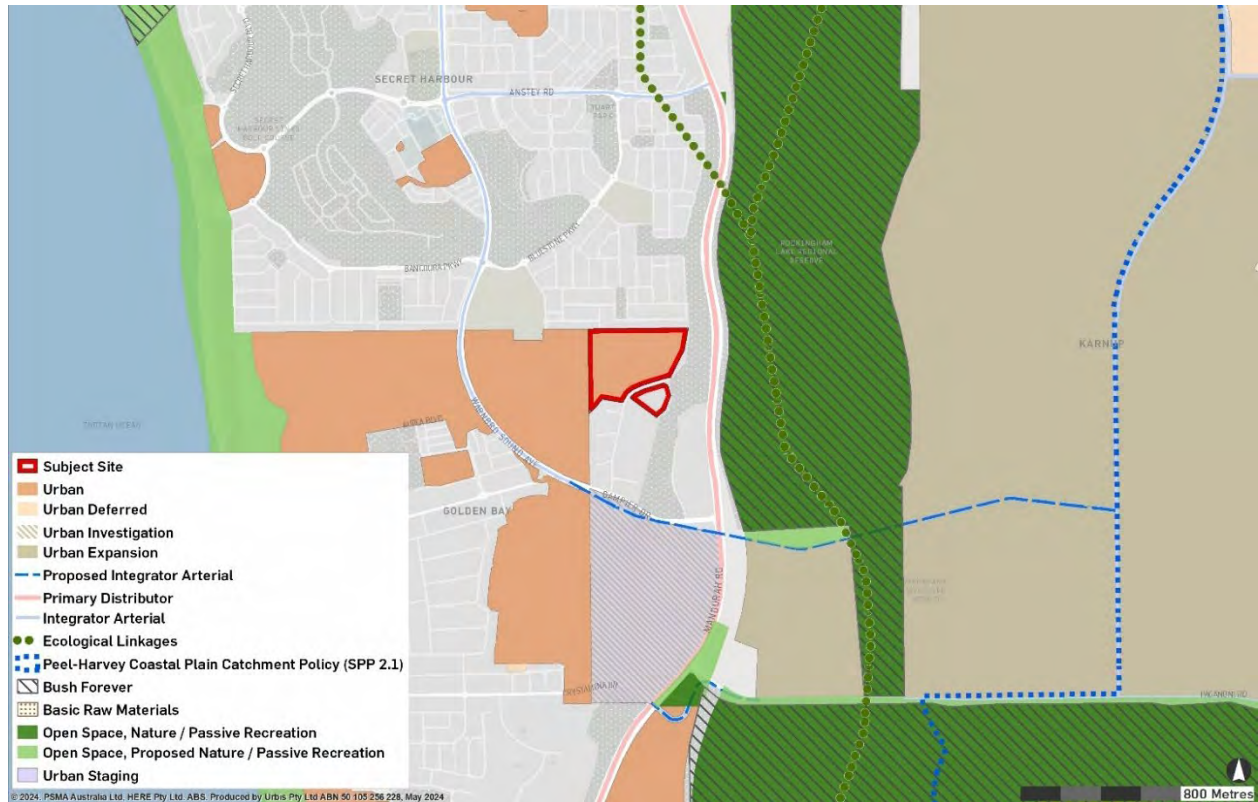
Rural residential development is a relatively inefficient form of development, places additional demand on community and service infrastructure that is difficult to meet and can prejudice other future planning options.

'Plan 10 – Urban Staging' of the Sub-Regional Framework identifies the urbanisation of this land as a short-term priority to be completed by 2021. On this basis, the proposed structure plan represents the

implementation of the Western Australian Planning Commission (WAPC) strategic planning goals for the land in a manner that reflects local context and conditions.

Commentary on the proposed Metropolitan Region Scheme amendment prepared by Urbis over the subject site is provided in **Section 2.2.3**.

Figure 5 Sub-Regional Framework Map



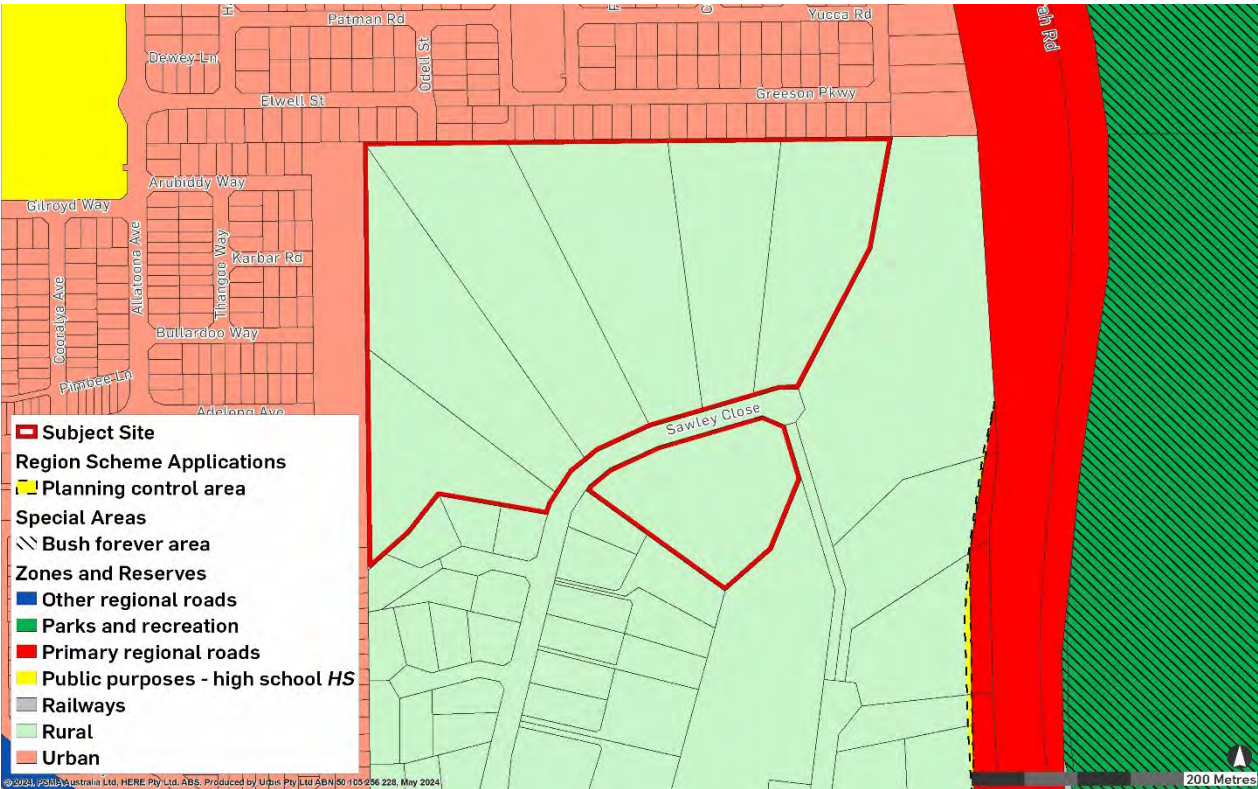
2.2.3 Metropolitan Region Planning Scheme

The SCSP Area is currently zoned 'Rural' under the MRS (refer **Figure 6**). The purpose of the 'Rural' zoning is described as "land which a range of agricultural, extractive and conservation uses are undertaken."

The site is currently not used for any agricultural or extractive uses. The site does contain areas of environmental value which should be conserved. However, the current 'Rural' zoning is not considered to be the best mechanism to conserve these environmental assets.

Instead, the environmental assets are best protected through the dedicated 'Parks and Recreation' reservation. The protection of these environmental assets is currently proposed through 'MRS Amendment 1438 (Standard) – 'Sawley Close Urban Precinct', as detailed below.

Figure 6 Metropolitan Region Scheme Map (Current)



MRS Amendment 1438 (Standard) – Sawley Close Urban Precinct

An MRS amendment was initiated by the WAPC in March 2025 to include the existing ‘Rural’ zoned land in the ‘Parks and Recreation’ Reserve and ‘Urban’ zone under the MRS (refer **Figure 7**). The MRS Amendment was advertised for public comment between 16 July and 27 August 2025 . A summary of the amendment request is outlined in **Table 8** below.

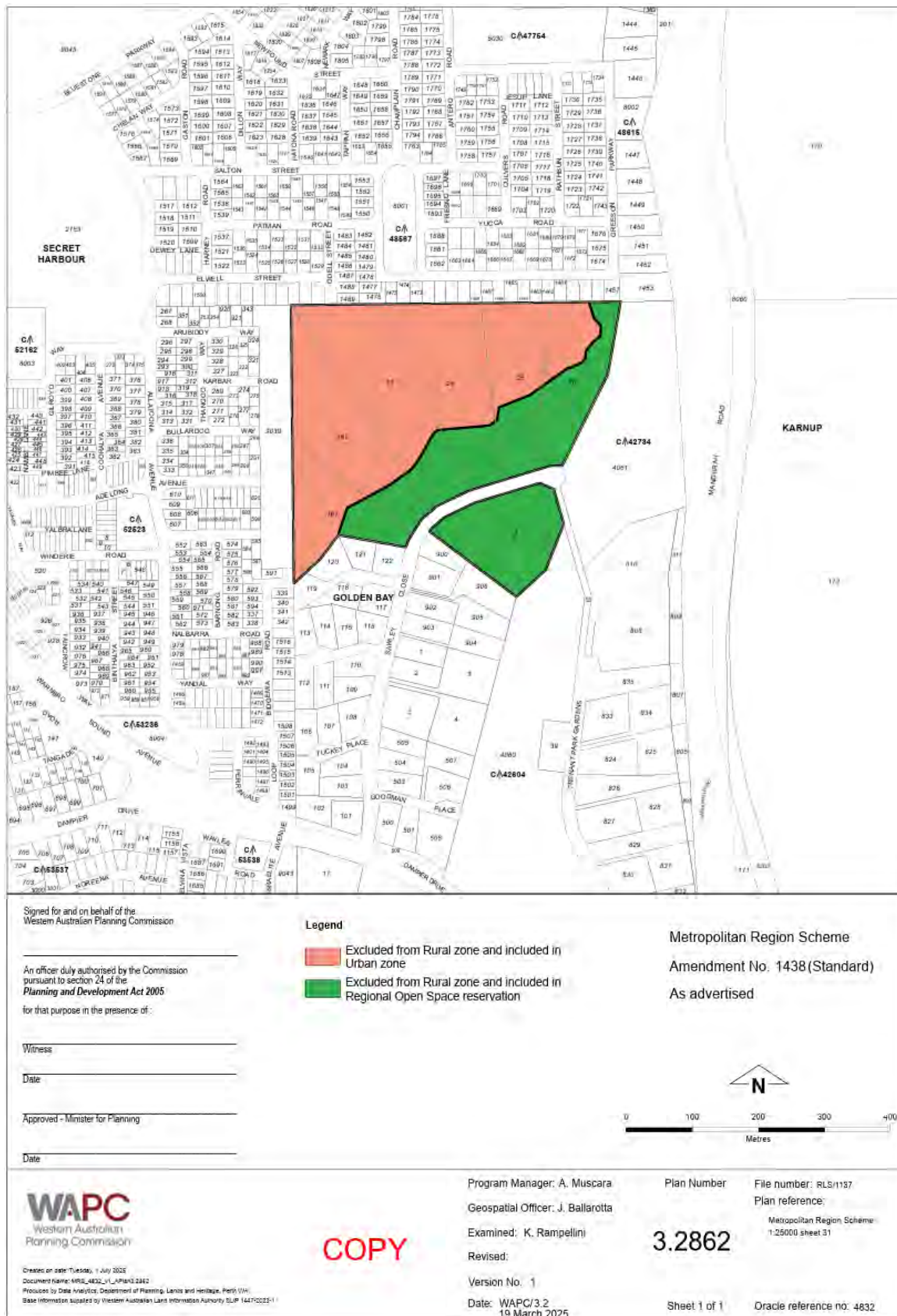
Table 8 Summary of MRS Amendment Request

Current MRS Zoning	Subject Lots	Proposed MRS Zoning / Reservation	Area
Rural	Northern portion of Lots 161 162, 23, 24, 25 & 26	Urban (Zone)	10.2531ha
Rural	Whole of Lot 28 & southern portion of Lots 161, 162, 23,24,25,26	Parks and Recreation (Reservation)	6.2335ha

The ‘Parks and Recreation’ reservation alignment has been informed by the land’s environmental assets, with all ‘Black Cockatoo Habitat’, ‘SCP19’, ‘Significant Trees’ and ‘Conservation Category Wetlands’ being contained and protected in the future ‘Parks and Recreation’ zoned area. Importantly, all vegetation within the ‘Parks and Recreation’ zoned land will be retained and protected in perpetuity.

It is important to note that the ‘Parks and Recreation’ reservation does not include any land required for bushfire asset protection zone areas, earthworks batters to create the roads, or any other local parks and features. These aspects of the site will be part of the ‘Public Open Space’ reservation, as designated through this structure plan.

Figure 7 Submitted MRS Amendment (as advertised)



2.2.4 State Planning Policies

A detailed summary of the SCSP consistency with the relevant State Planning Policies is outlined in **Table 9** below.

Table 9 State Planning Policy Assessment

SPP	Summary
State Planning Policy 3.7 – Bushfire	<p>SPP3.7 seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.</p> <p>The SCSP Area has undergone significant testing through the MRS amendment and Local Structure Plan phases. In support of this SCSP, a Bushfire Management Plan and Bushfire Attack Level assessment has been prepared by Covey (Appendix I). The outcomes of the Bushfire Management Plan and Bushfire Attack Level assessment is detailed in Section 4.5 of this document.</p>
State Planning Policy 5.4 – Road and Rail Noise	<p>The entirety of Lot 26, along with the eastern portions of Lot 25 and Lot 28 within the proposed SCSP Area, fall within the prescribed trigger distance under SPP5.4 for a Strategic Freight and Major Traffic Route (Mandurah Road).</p> <p>As such, any future residential development or other sensitive land uses in proximity to these noise sources must consider this policy. The Noise Management Plan prepared by Herring Storer Acoustics (Appendix K) identifies those future lots which will require some quiet housing design treatments. This requirement will be implemented through a Local Development Plan following subdivision approval, as detailed in Part 1 of this SCSP.</p>

2.2.5 Development Control and Operational Policies

A detailed summary of the SCSP consistency with the relevant Development Control and Operational Policies is outlined in **Table 10** below.

Table 10 – Development Control Policy Assessment

Policy Name	Summary
<p>Development Control Policy 2.3 – Public Open Space in Residential Areas (DCP2.3):</p> <p>DCP 2.3 generally requires that 10% of the subdivisible area be given up as public open space, or a cash-in-lieu contribution if deemed appropriate.</p>	<p>The SCSP has a total area of 16.49ha. In accordance with Liveable Neighbourhoods, the public open space requirement deducts the following areas from this total site area from the public open space requirement:</p> <ul style="list-style-type: none"> – Conservation Category Wetlands, which total 1.79ha for the SCSP; – Threatened Ecological Communities, which total an additional 0.56ha (excluding overlap) for the SCSP; and – Excess unrestricted POS, which totals 2ha for the SCSP. <p>Including these deductions, the subject site has an applicable site area of 12.07ha, requiring a Public Open Space Contribution of 1.21ha (being 10% of the applicable site area). The SCSP delivers a total of 3.92ha of Public Open Space (representing 32.49% of the applicable site area) far exceeding the 10% contribution required.</p> <p>Further detail on public open space is provided in Section 6.4 below,</p>

2.3 Position Statements

2.3.1.1 Special Residential Zone

This position statement outlines the WAPC's intent to discontinue the Special Residential zone in local planning schemes. The Special Residential zone has been removed from Schedule 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The rationale behind this is that Special Residential development is considered an inefficient use of residential land and limits the opportunities for urban development by fragmenting land.

The Position Statement thereby actively encourages 'Special Residential' zones to be phased out of local planning schemes, but in a manner that continues to protect character and amenity of surrounding areas, whilst also conserving vegetation and landform.

The MRS amendment (WAPC Ref. 1438) initiated by the WAPC in March 2025 was the initial step in the transition of the land to Urban. The concept plan provided in **Section 3.2** of this report demonstrates the transition will maintain rural character, and conserve environmental assets, entirely consistent with this position statement.

2.4 Local Planning Framework

2.4.1 Local Planning Strategy

The City's draft Local Planning Strategy has identified the subject site for Urban Investigation, consistent with the Perth and Peel Sub-Regional Framework.

The draft Local Planning Strategy was formally advertised between 29 January 2024 and 28 March 2024. The City of Rockingham Council considered community feedback at its Ordinary Council Meeting on 28 August 2024, and resolved to approve the Local Planning Strategy, subject to modifications, and forwarded the documentation to the WAPC for endorsement.

The SCSP is consistent with the City's Local Planning Strategy, demonstrating the suitability of the site for urban development and considering the site's locational and environmental characteristics. The Local Planning Strategy was endorsed by the WAPC on 30 July 2025, with the outcome being that the Strategy is to be modified in line with DPLH and SPC recommendations, including the recognition of Sawley Close, Golden Bay as partly Future Urban Growth and partly Regional Parks and Recreation, in consideration of the MRS amendment (Ref. 1438 (Standard) – Sawley Close Urban Precinct).

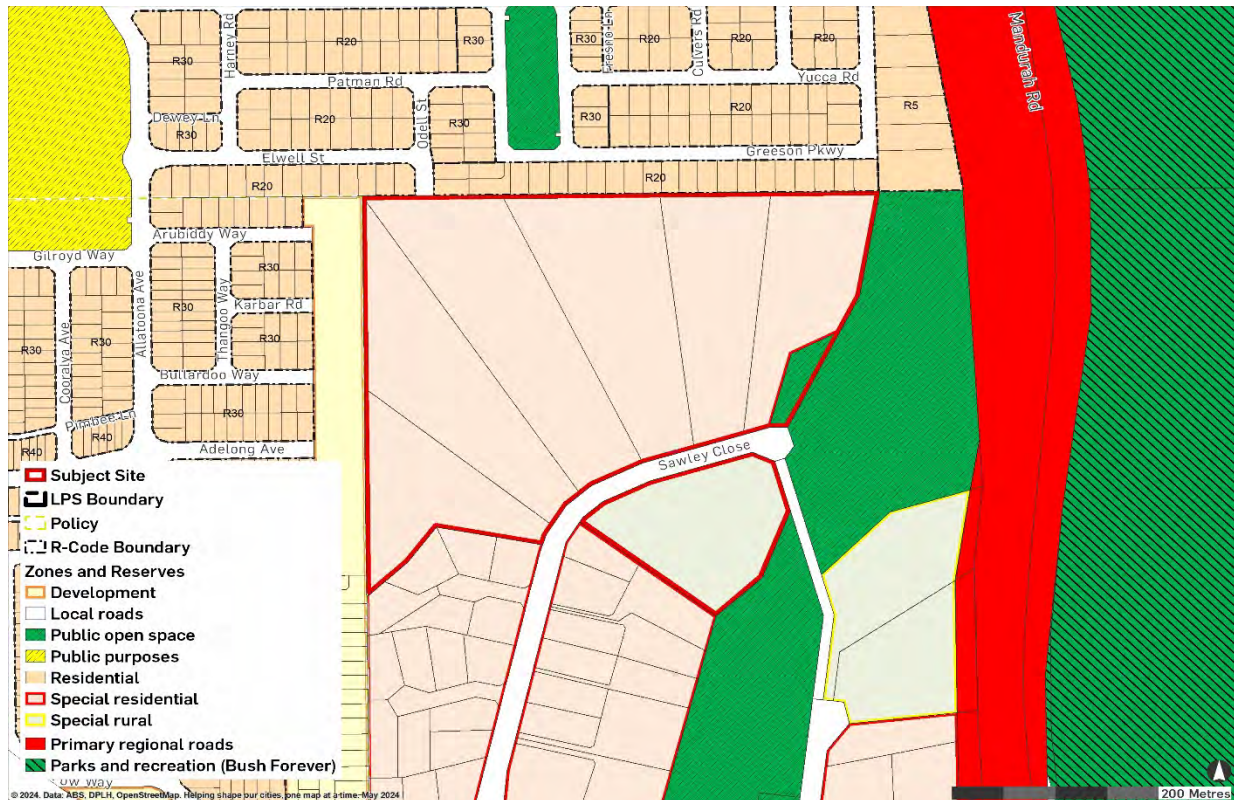
2.4.2 Local Planning Scheme

The zoning of the subject site under City of Rockingham Town Planning Scheme No. 2 (TPS 2) is as follows:

- Lots 161, 162, 23, 24 and 25 are all zoned 'Special Residential' and Lot 28 is zoned 'Special Rural'
- Lot 26 is predominately zoned 'Special Residential'. A portion of the south-east corner of the lot is reserved 'Public Open Space', pertaining to the Conservation Category Wetland buffer.
- The lots north of Sawley Close are within Planning Unit 3 under Schedule No. 4 of TPS2, which relates to Special Residential Zones.
- Included within Development Contribution Area No. 2 (DCA2). DCA2 is a regional contribution plan which relates to items in the City's Community Infrastructure Plan.

A TPS2 map of the subject site is provided in **Figure 9** below.

Figure 8 TPS2 Map (current zoning)



2.4.3 Local Planning Scheme Amendment

Following initiation of MRS Amendment (WAPC Ref. 1438), an amendment request to the TPS 2 was submitted in July 2025. A copy of the proposed TPS Amendment Map is provided in **Figure 10** below, and is further detailed as follows:

- Rezoning portions of Lots 23 – 26, 161 and 162 from ‘Special Residential’ to ‘Development’.
- Amending portions of Lots 23 – 26, 161 and 162 and the entirety of Lot 28 from ‘Special Rural’ to ‘Parks and Recreation’ Reserve.
- Removing references to Lots 23 – 26, 161 and 162 from Schedule No. 5 and Plan No. 5.
- Removing references to Lots 23 – 26, 28, 161 and 162 from Schedule No. 3 and Plan No. 3.
- Modifying Scheme Map No. 28 accordingly.

Under Section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a ‘Development’ zone (or equivalent) in a local planning scheme. The decision for the TPS 2 Amendment to be considered concurrently with the MRS Amendment will be confirmed following the public advertising period.

Figure 9 TPS2 Amendment Map



2.4.4 Local Planning Policies

Table 11 below provides a summary of proposals compliance with the City’ s relevant Local Planning Policies.

Table 11 LPP Assessment

LPP	Assessment
Local Planning Policy 3.4.1 – Public Open Space	<p>LPP 3.4.1 applies to any proposed Structure Plan Area within the development or residential development zones. In accordance with the Liveable Neighbourhoods Policy, LPP 3.4.1 prescribes minimum of 8% for active and passive recreational purposes, with the remaining 2% comprising restricted uses such as:</p> <ul style="list-style-type: none">• Natural areas and cultural features.• Urban water management measures such as stormwater detention areas.• Artificial lakes/permanent drainage ponds.• Natural wetlands. <p>The proposal features 32.49% Public Open Space (POS) through the provision of POS reservations and Parks and Recreation Reserves, exceeding the City’s minimum requirement for POS contributions through residential development, subdivision, or structure planned areas. A landscape masterplan detailing the intended future design of this POS is provided at Appendix G.</p>

Local Planning Policy 3.1.1 – Rural Land Strategy	<p>In July 2020, the land north of Sawley Close was removed from the RLS to ensure alignment with the State Government’s strategic direction as outlined in the South Metropolitan and Peel Sub-Regional Framework.</p> <p>Lot 28, currently identified as "Special Residential" within the RLS, will be rezoned to "Parks and Recreation" under the local planning scheme amendment. This change aims to facilitate the provision of public open space on the site.</p>
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2.5 Other Planning Approvals and Decisions

An outline of the next steps for planning approvals, which will occur concurrent to or following the TPS amendment process, is provided in Table 12 below.

Table 12 Further Planning Approvals Summary

Planning Approval	Summary	Required Technical Reports	Status
Metropolitan Region Scheme Amendment	As identified in Section 2.3 of this report, an MRS amendment has been initiated by the WAPC and is currently being advertised. The proposed ‘Development’ zone aligns with the proposed Urban designation under the MRS.	<ul style="list-style-type: none"> ▪ Draft District Water Management Strategy ▪ Environmental Assessment Report ▪ Landscape Masterplan ▪ Bushfire Management Plan ▪ Traffic Impact Assessment ▪ Engineering Services Report 	Initiated and Seriously Entertained.
Local Planning Scheme Amendment (TPS2)	<p>In accordance with the requirements of the Development zone, a local structure plan is required to be prepared to designate density, road networks, areas of public open space and framework to guide subdivision and development proposals.</p> <p>The structure plan will be supported with the necessary technical reports.</p>	<ul style="list-style-type: none"> ▪ Local Water Management Strategy ▪ Environmental Assessment Report ▪ Mosquito Management Plan ▪ Detailed Landscape Plan ▪ Landscape Masterplan ▪ Bushfire Management Plan ▪ Traffic Impact Assessment ▪ Engineering Services Report 	Lodged and Under Assessment by City of Rockingham,
Subdivision Approval	Subdivision applications will be required to seek approval to create lots consistent with the approved structure plan.	<ul style="list-style-type: none"> ▪ Bushfire Management Plan ▪ POS Schedule ▪ Transport Noise Assessment ▪ Transport Impact Statement / Assessment ▪ Urban Water Management Plan (Condition) ▪ Conservation Area Management Plan (Condition) 	To be prepared.

		<ul style="list-style-type: none">▪ Construction Environmental Management Plan (Condition)▪ Fauna Relocation and Management Plan (Condition)▪ Landscape Plan (Condition)	
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3 Opportunities and Constraints Analysis

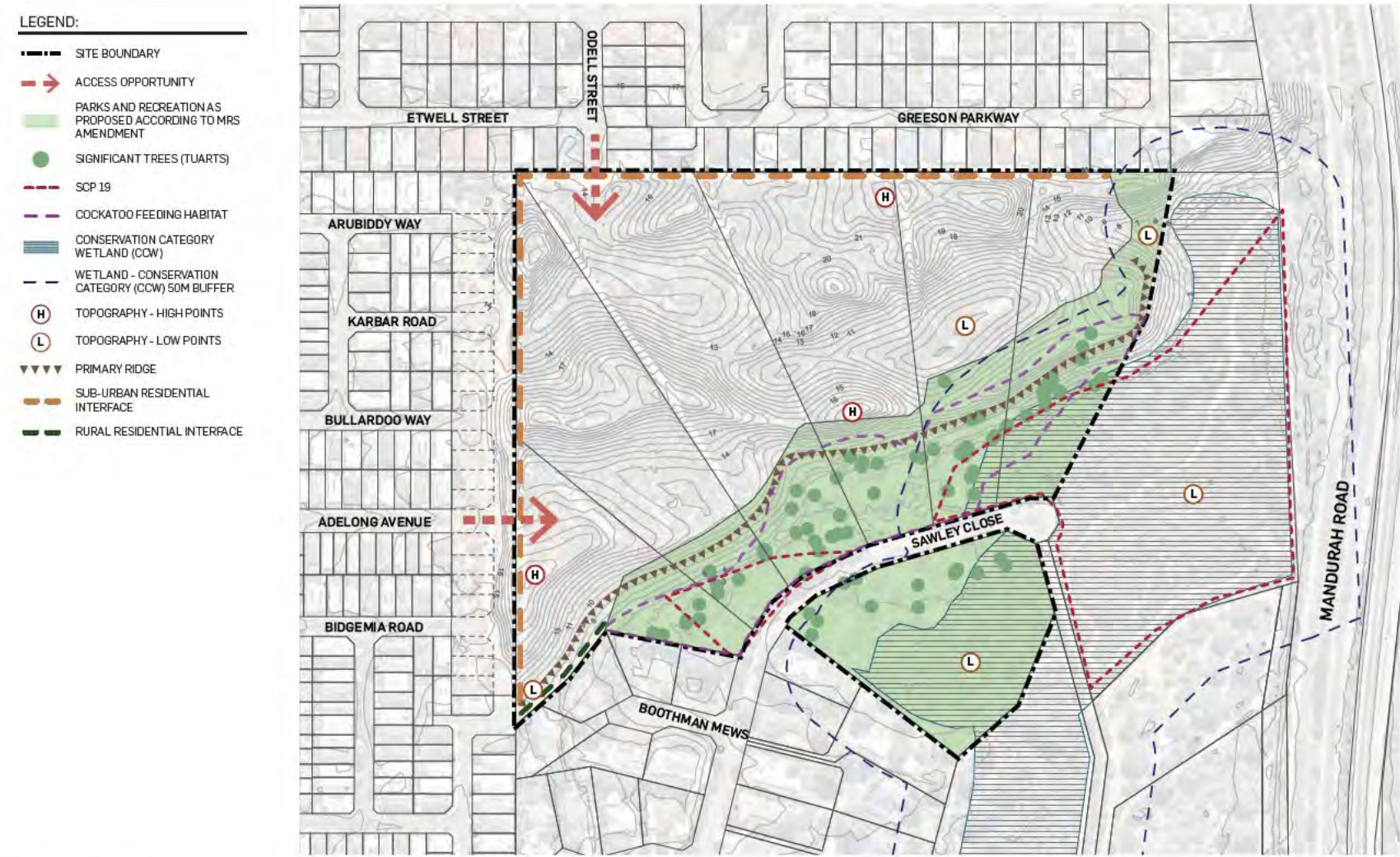
3.1 Opportunities and Constraints Plan

The Sawley Close Structure Plan has been informed by an opportunities and constraints plan to address the following key factors:

- **Transport and road network:** The future road network will be designed to enhance connectivity and accessibility, integrating seamlessly with existing infrastructure while respecting the site's rural topography.
- **Environment and Topography:** Environmental and topographical assessments focus on effective drainage solutions, tree retention, and conservation efforts to maintain natural landscapes. Lots and reserved areas are strategically split to ensure the preservation of threatened ecological communities and create a conservation area across the ridge.
- **Conservation Areas:** Parks and Recreation reserve area will act as a buffer between Mandurah Road and existing and future residential lots, allowing for passive protection of residential areas with minimal interference, site works, and no damage or removal of protected species from the ridge area, while integrating natural amenity into POS contributions for the locality. Importantly, this will allow for the conservation of significant Tuart trees and the CCW.
- **Interface with Surrounding Residential Areas:** The interface with surrounding residential lots will be carefully managed to ensure a transition which promotes community cohesion and minimising potential conflicts with established residential areas in Golden Bay.

A copy of the Opportunities and Constraints Plan is provided as **Figure 10** and in **Appendix C**. A subdivision concept plan has been prepared in accordance with this Opportunities and Constraints Plan and is further detailed in **Section 3.2**. This approach ensures that the above factors are integrated into the subdivision design.

Figure 10 Opportunities and Constraints Plan



GOLDEN BAY
OPPORTUNITIES AND CONSTRAINTS PLAN

DATE: 07.07.2025
JOB NO: P0002458
DWG NO: 05
REV: A

3.2 Subdivision Concept Plan

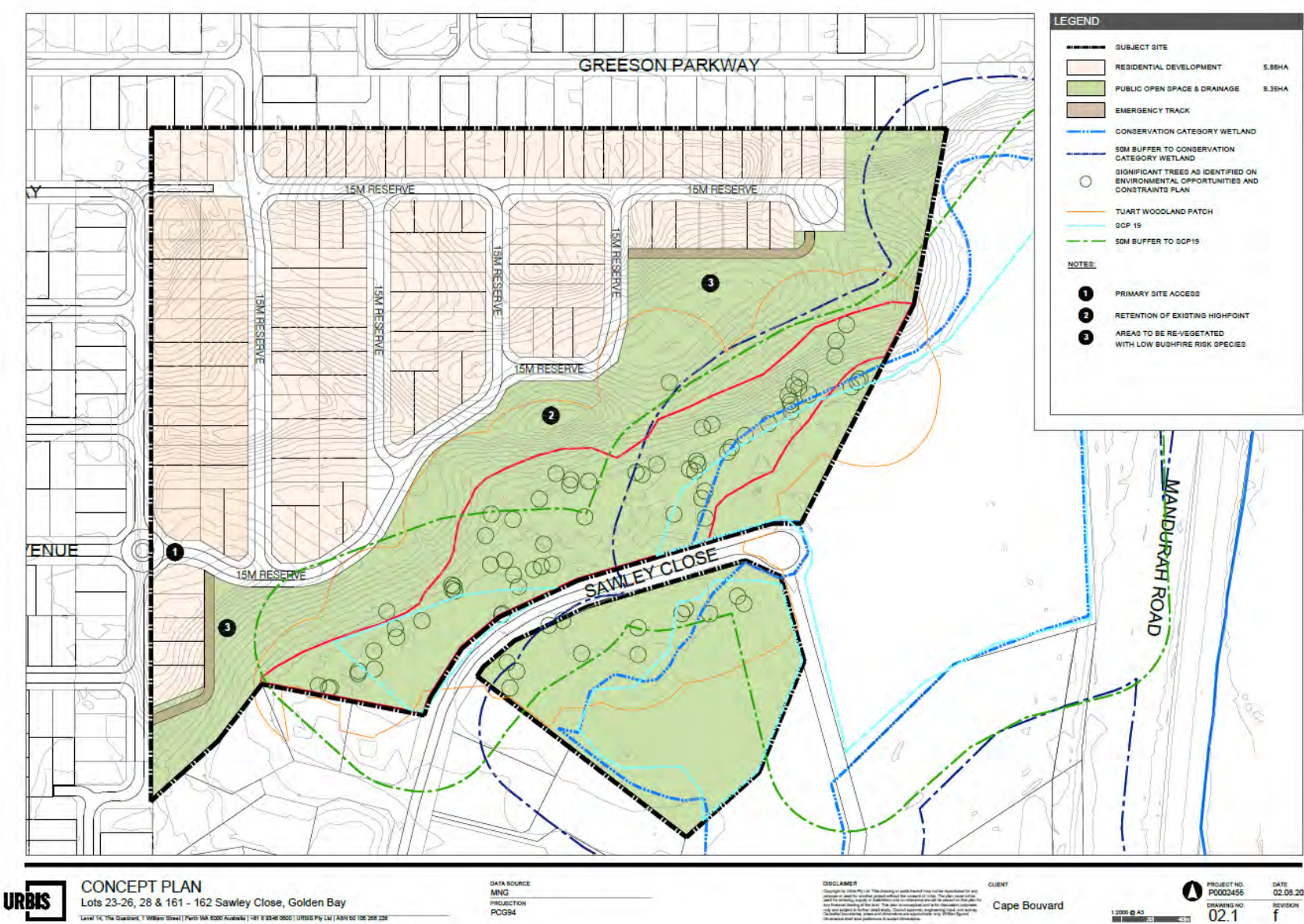
A Subdivision Concept Plan has been prepared to illustrate how the land might be subdivided and developed. The concept plan is included at **Figure 11** and **Appendix D**.

Key features include:

- A total of 8.35ha or 58.8% of the overall site area is set aside as a conservation areas, local open space and drainage, comprised of:
 - The 6.2ha which is set aside as a ‘Parks and Recreation’ reservation under MRS Amendment (WAPC Ref. 1438), which contains all environmental assets; and
 - The remaining 2.15ha of public open space which is to be set aside for a local reservation, containing local recreational spaces, asset protection zone planting areas and drainage areas.
- A total of 5.88ha being utilised for residential development, which is ultimately estimated to accommodate approximately 142 dwellings and will make a positive contribution to housing supply.
- A primary vehicle access via a 4 way roundabout extension from Adelong Avenue to the west. A secondary access point will be via Odell Street to the north.
- Maintaining landscape amenity has been a central theme to the concept plan design, which is best demonstrated through the following key measures:
 - The concept plan is designed to follow the natural topography of the land and maintain the existing ridge line. This has been tested in detail through civil earthworks plans, to ensure a balanced earthworks outcome and minimising import of fill.
 - The concept design maintains the existing rural amenity for existing residences along Sawley Close. This is achieved by maintaining landscape separation between Sawley Close and the proposed urban area.
 - Maintaining rural landscape amenity from Mandurah Road, which is achieved through the retention of the ridgeline and screening vegetation buffer between the project area and the road. This has been confirmed via a Visual Impact Assessment discussed at section 3.5.5.

Overall, these measures ensure the concept design maintains the landscape value and amenity in key areas, whilst also delivering much needed residential development.

Figure 11 Subdivision Concept Plan



3.3 Environmental

The SCSP comprises areas of significant environmental value, which is addressed in detail in **Section 4.4** below.

A Landscape Masterplan and Visual Impact Assessment has been prepared to address the landscaping and visual impact on the site (refer **Appendix G**). This design considers the natural topography of the area and integrates several key features into the concept plan to enhance the site's aesthetic and functional appeal and is further discussed in Section 4.3.

3.4 Heritage

A review of the Register of Aboriginal Heritage Places, maintained by the Department of Planning, Lands and Heritage through its digital interface the Aboriginal Cultural Heritage Inquiry System (ACHIS), indicates that the subject area intersects with Aboriginal heritage Place Golden Bay Camp & Swamp (ID 3469).

However, this place has been assessed by the Aboriginal Cultural Heritage Committee as not meeting section 5 of the *Aboriginal Heritage Act 1972*, and therefore, no approvals under the AHA are required for the Structure plan or subsequent planning phases.

While there are no registered heritage places at the subject site, the 'Aboriginal Cultural Heritage – Historic Place' designation suggests possible Aboriginal Heritage value and that there may be some risk of impact to surface or sub-surface Aboriginal cultural materials discovery during bulk earthworks.

As such, prior to any ground disturbing works being undertaken on the site, an Archaeological Finds Procedure will be prepared and implemented to ensure that in the event that suspected archaeological deposits are uncovered during site works, the following procedure is undertaken:

- 1. Immediate Cessation of Work:** All activities within the vicinity of the discovery to cease immediately. The area to be cordoned off and appropriate signage installed to prevent accidental damage to the archaeological resource. The discovered item must not be relocated or disturbed prior to assessment;
- 2. Notification:** The site supervisor or an appointed site representative must promptly notify the project archaeologist, if applicable, or contact the Department of Planning, Lands and Heritage to engage a qualified archaeologist;
- 3. Assessment by Archaeologist:** The designated archaeologist must conduct an examination of the find, provide a preliminary assessment of its significance, document the artefact, and determine suitable management measures. This may involve consultation with the Department of Planning, Lands and Heritage and the Whadjuk Aboriginal Corporation, and the development of a research design and archaeological investigation or salvage methodology;
- 4. Reassessment and Further Investigation:** Based on the significance assessment of the find, a reassessment of the archaeological potential of the area may be necessary, potential leading to additional archaeological investigations; and
- 5. Reporting and Approval:** A report detailing the find and the approved management strategies may need to be prepared. Resumption of work in the vicinity of the find is only permitted upon receiving approval from the project archaeologist.

3.5 Infrastructure and Services

The following section outlines the key infrastructure and services that will support the development, ensuring it is well-integrated with existing systems and meets future needs.

- **Siteworks and Roadworks:** The existing road network to the west and north provides access to the subject lots ensuring connectivity with the external arterial road system.

- **Stormwater Drainage:** Existing stormwater management measures outlined in the Engineering Servicing Report (**Appendix F**) outlines strategies for stormwater drainage that align with the site's topography and existing infrastructure.
- **Sewerage:** The proposed development will connect to the existing sewer network in Golden Bay, ensuring efficient waste management. This connection is crucial for maintaining public health and environmental standards.
- **Water Supply:** Water services will be extended from the existing network to the west and north of the site. The Water Corporation has indicated a high-level service restriction at RL20m AHD, which will influence the maximum development level. This ensures that water supply remains reliable and sufficient for future needs.
- **Utility Services:** Power, telecommunications, and gas will be provided by extending the current infrastructure in Golden Bay and Secret Harbour. Importantly, no offsite infrastructure upgrades are anticipated, simplifying the development process.

4 Technical Considerations

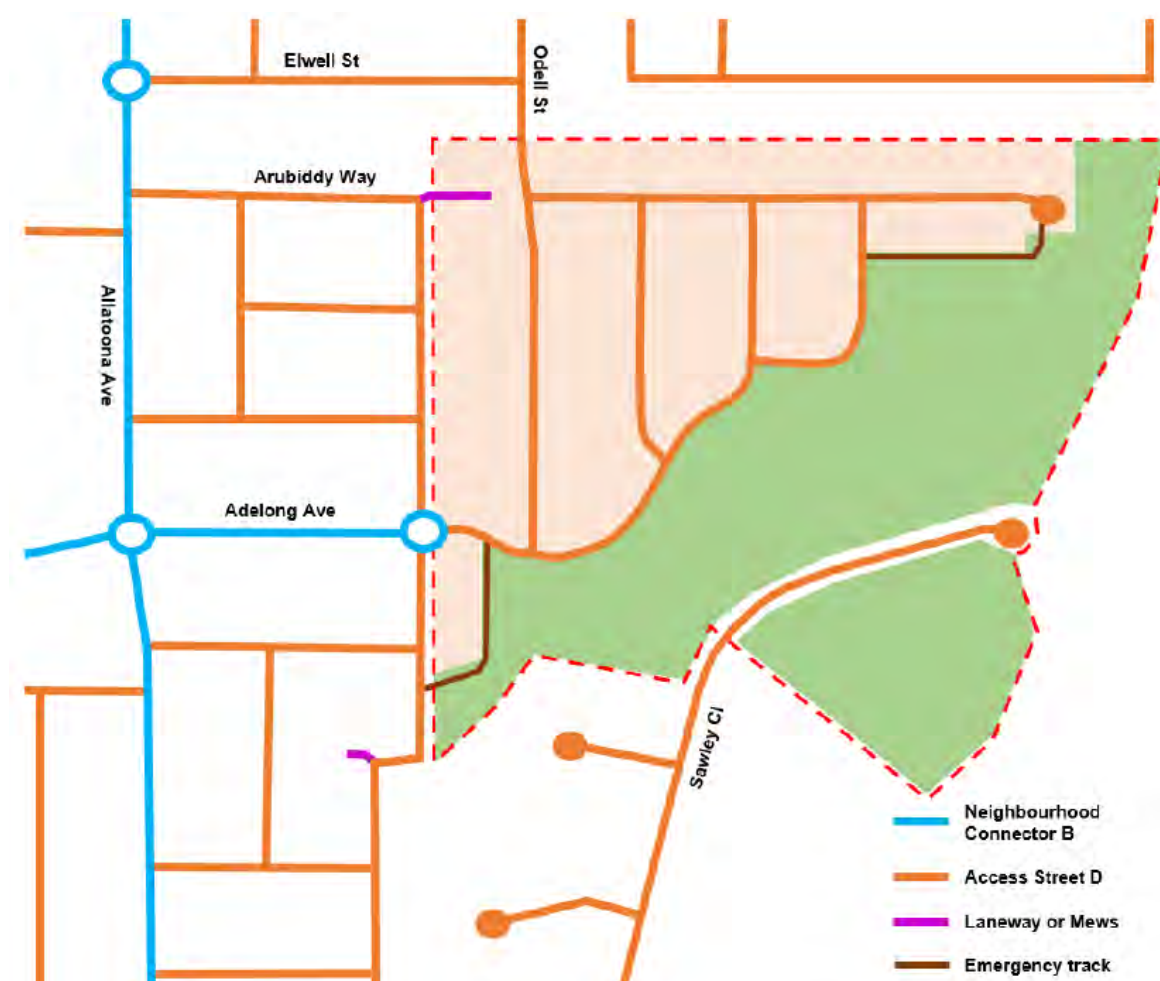
4.1 Transport Impact Assessment

Prepared by Transcore at Appendix E

The proposed access routes within the SCSP are illustrated in **Figure 12** and are summarised as follows:

- Road access to the future residential subdivision will be provided by extension of Adelong Avenue into the subject site from the west and extension of Odell Street into the subject site from the north.
- The anticipated 142 residential lots will generate total daily traffic flows of approximately 1,140 vehicles per day when fully developed. This traffic will disperse onto the adjacent local road network via Adelong Avenue and Odell Street.
- Based on the anticipated traffic flows analysis, all of the access streets within the subject site will be classified as Access Street D in the Liveable Neighbourhoods Road hierarchy. They are typically proposed to be constructed with 6m sealed width between kerbs in a 15m road reserve.
- An additional laneway connection with a 10m wide road reserve is proposed from Arubiddy Way near the northwest corner of the subject site.
- Emergency access tracks will be provided to the rear boundaries of lots backing onto POS
- No direct road connection will be proposed to the existing Sawley Close road reserve.

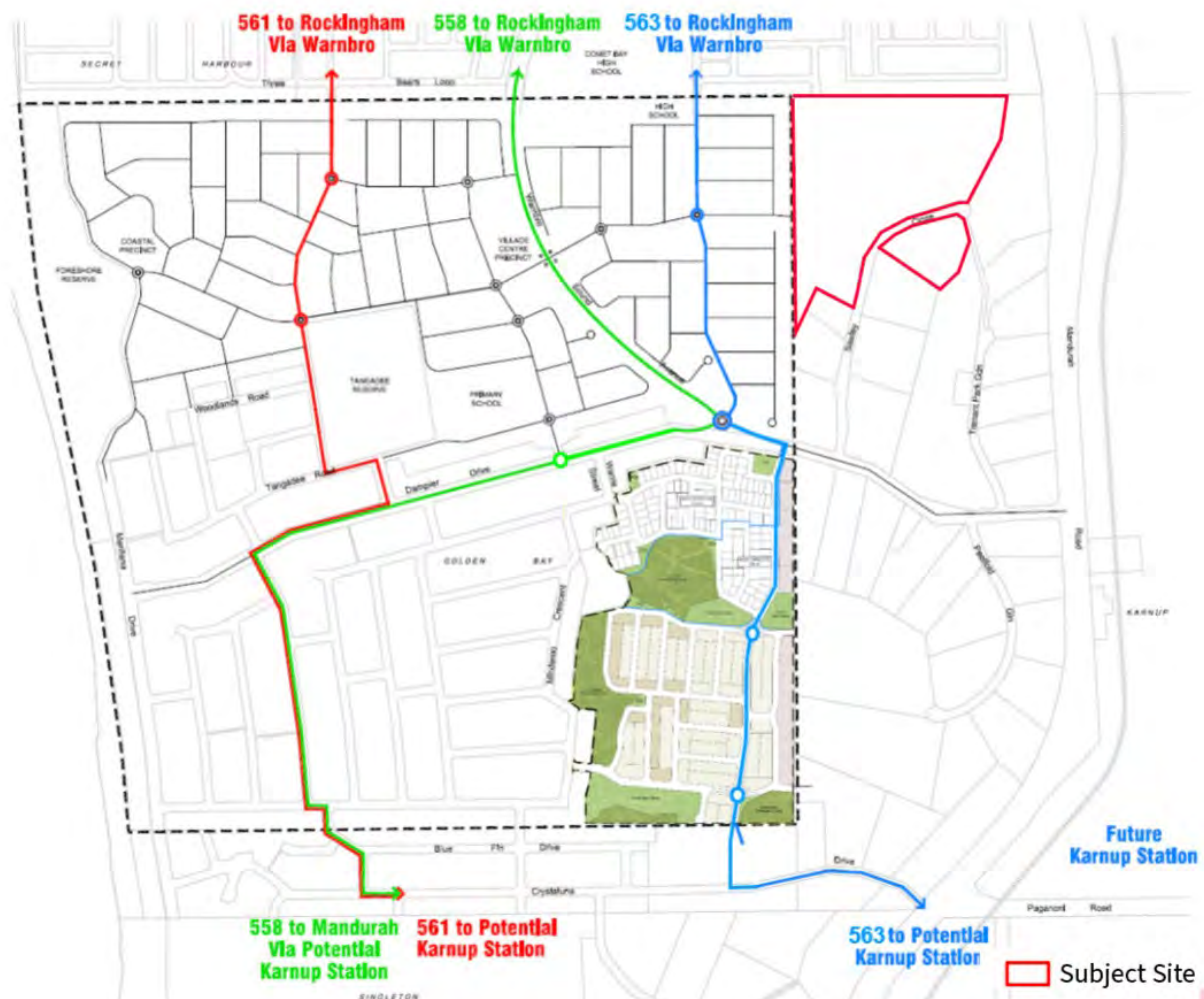
Figure 12 Proposed Access Routes and Road Hierarchy



The TIA confirms the following:

- The SCSP will result in relatively low traffic increases. The anticipated traffic volumes are not expected to have a material impact on the surrounding road network and are therefore below the required threshold for more detailed analysis.
- The Golden Bay Structure Plan for the area immediately west of the SCSP, shows the future extension of Adelong Avenue into the SCSP, and the road reserve of Odell Street extends southwards to the northern boundary to facilitate future connection. Therefore, connection of the proposed local road network to Adelong Avenue and Odell Street is entirely consistent with the planning for adjacent estates.
- Future subdivision is anticipated to include a comprehensive path network in accordance with the WAPC Liveable Neighbourhoods policy and the City's policy requirements and will connect to existing path networks on the surrounding local road network.
- A future railway station is proposed at Karnup, as part of the METRONET Mandurah line north of Paganoni Road. Timing is currently unknown, but the South Metropolitan Peel Sub-regional Planning Framework listed this as a medium-term project (2022 – 2031). The future railway station would be supported by a network of feeder bus services as well, as illustrated in Figure 13.

Figure 13 Proposed Public Transport Networks to Karnup Station



4.2 Engineering and Service Report

Prepared by Cossill & Webley at Appendix F

The Engineering Planning Report provided at Appendix F has been prepared Cossill & Webley to demonstrate suitable engineering conditions and sufficient servicing networks are available to support the SCSP.

The Engineering Services Report confirms that ground conditions will not limit the SCSP, and servicing of future lots is achievable through the logical progressive extension of infrastructure and base capacity. As a result, there are no engineering impediments to the proposed SCSP and future residential development

Key findings of this report are summarised in the following table.

Table 13 Engineering and Services Summary

Service	Details
Geology	Geotechnical conditions suggest the subject site is suitable for a 'Class A' site classification in accordance with AS2870-1996.
Groundwater	The Perth Groundwater Atlas indicates there is greater than 1.5 metres of minimum clearance to the ground water table from the lowest point. This provides sufficient cover to groundwater for disposal of runoff at source via onsite soakwells and swales. Therefore, the area identified for residential development has adequate clearance to groundwater.
Site works and Earthworks	<p>A site responsive earthwork approach is proposed to integrate development envelopes/pads or 'building clearance zone' into the existing undulating landform. The general intent is to minimise the extent of site re-contouring and clearing, whilst ensuring drainage, roadworks and servicing requirements are met.</p> <p>Earthwork design for roads and building pads will involve cut-to-fill operation where possible, minimising the requirement for imported fill.</p>
Stormwater Drainage	<p>Standard soakwells will be utilised on all residential lots. Open channels will be accommodated within the road layout, with swales in appropriate areas.</p> <p>Additional Water Sensitive Urban Design (WSUD) principles approaches including stormwater and water quality management. Stormwater will be disposed of within open space areas and verges, enabling stormwater recharge to the shallow aquifer.</p> <p>Water quality will be maximised through the adoption of "Best Management Practices", which promote the disposal of runoff via water pollution control facilities (including vegetated swales and basins, detention storage and gross pollutant traps) and the implementation of non-structural source controls (including urban design, street sweeping, community education, low fertiliser landscaping regimes, etc.).</p> <p>Local Water Management Strategy (LWMS) has also been prepared by Hyd2O and accompanies this structure plan.</p>
Stormwater Collection	<p>The SCSP and ultimate development will use localised stormwater systems, including soakwells and swales, to manage stormwater. The highly permeable sand subgrade and sufficient clearance to the groundwater table (>2 metres) support on-site disposal.</p> <p>Public road drainage will be managed based on adjacent land use and traffic, potentially using gully pits, slotted pipes, porous pavements, or under-road storage, subject to City of Rockingham approval. Water sensitive design principles will ensure</p>

	<p>rainfall is collected and disposed of naturally, mimicking pre-development aquifer recharge.</p> <p>Overland flow systems will handle major events, ensuring building pads remain flood-free, with roads draining to the POS south of the development.</p>
Wastewater	<p>The SCSP is within the Water Corporation's sewer reticulation area and they have confirmed the existing network to the west and north has capacity to accept flows from the new proposed development with no off-site infrastructure upgrades anticipated.</p> <p>Sewer inverts are of a sufficient depth to service the proposed future development. The existing Golden Bay sewer network to the west discharges to a DN600dia main in Warnbro Sound Avenue, which feeds into the existing Bluestone Parkway sewer pump station in Secret Harbour. No upgrades to this headwork infrastructure is anticipated as part of this development.</p>
Water Supply	<p>The SCSP is within the Water Corporation's water supply scheme, who have confirmed there is capacity in the existing surrounding network to service the proposed development. No off-site infrastructure upgrades will be required to service this development.</p> <p>Standard Water Corporation Water Headworks will apply.</p>
Gas Supply	<p>There is an existing high-pressure gas main in Odell Street, and medium pressure gas mains in the roads to the west, which will be capable of supporting the proposed development.</p> <p>No off-site gas headwork upgrades are required to service this development.</p>
Electricity Supply	<p>There is existing capacity within the existing high voltage power network surrounding Golden Bay and Secret Harbour to service future development. The development falls into Western Power's Meadow Springs Substation catchment, which is located off Kirland Way, Meadow Springs to the south.</p> <p>Western Power's Network Capacity Mapping Tool indicates the 2024 Forecast remaining capacity is 15MVA across the development area. Based on an anticipated 150 lots at a load of 4.7kVa per lot, 0.70MVA will be required, indicating there will be sufficient capacity to service the development with no off-site headwork upgrades required.</p> <p>There is existing high voltage underground power network surrounding the subject site which can readily be extended to service the development.</p> <p>It is anticipated there will be some local land requirements for transformer and switch gear sites, which will be determined at detailed subdivision stage.</p> <p>We anticipate Western Power Street Vision lighting will be incorporated throughout.</p>
Telecommunications	<p>The subject site is within NBN's fixed line footprint, and therefore can be serviced with optic fibre under its roll-out scheme for greenfield developments</p> <p>There is NBN pit and pipe infrastructure within the roads network surrounding the Site which can readily be extended to service the development.</p>

4.3 Landscape Masterplan

Prepared by Plan E at Appendix G

The Landscape Masterplan prepared by Plan E offers a comprehensive approach to addressing the landscaping and visual impact of the SCSP. This design carefully considers the natural topography of the area and integrates several key features into the overall masterplan to enhance the site's aesthetic and functional appeal. These features include:

- **Verge Treatments with Native Plantings:** The master plan includes the use of native plant species for verge treatments. This not only enhances the visual appeal but also supports local biodiversity and requires less maintenance.
- **Retained Existing Plantings:** Where possible, existing plantings are retained to preserve the natural character of the site and minimise environmental disruption.
- **Low Retaining Walls:** Low retaining walls are incorporated to assist with landscape retention and to seamlessly blend different levels of the terrain. These walls are designed to be both functional and aesthetically pleasing.
- **Non-Irrigated Plants for Rehabilitation Planting:** The use of non-irrigated plants in rehabilitation areas ensures that the landscaping is sustainable and requires minimal water, aligning with WSUD principles.
- **Hard and Soft Landscaping Elements:** A mix of hard and soft landscaping elements will be incorporated throughout the proposed Parks and Recreation reserve. Materials used throughout the hard and soft landscaped areas will be low level native plantings, native canopy trees, gravel and seating.

While these landscape responses are subject to further testing and refinement, they illustrate that the land can be developed in a way that is highly responsive to context and setting, resulting in a character and amenity that reflects local conditions.

The Visual Impact Assessment also confirms that future residential development will not disrupt the view corridor from Mandurah Road to the site. An extract of Plan E's Master Landscape Plan and Visual Impact Assessment is provided below and detailed further in **Appendix G**.

4.4 Environmental Assessment Report

Prepared by Coterra at Appendix H

This SCSP is supported by a comprehensive Environmental Assessment Report (EAR). The EAR provides an overall summary of the environmental conditions and requirements for the subject site. A summary of key findings of this report are summarised in **Table 14** below.

Table 14 Environmental Assessment Summary

Environmental Value	Predicted Outcomes
Geomorphic Wetlands	A 'Conservation Category' and 'Multiple Use' wetland (Anstey Swamp area) is outside the development area and will not be impacted.
Acid Sulphate Soils (ASS)	Soils within the majority of the subject site are not at risk of containing acid sulphate soils (ASS) within three metres of ground surface. A portion of Lot 28, associated with the CCW, is identified as being at high risk of containing ASS within three metres.

	<p>This land will be secured under the ‘Parks and Recreation’ reservation under the MRS Amendment (following gazettal) and is not proposed to accommodate development.</p>
Flora and Vegetation	<p>Site assessment observed vegetation ranging from Completely Degraded to Very Good. Degraded vegetation was restricted to internal tracks, and most vegetation at the site occurs in Good to Very Good condition.</p>
Threatened Ecological Communities (TEC) listed under EPBC Act	<p>Vegetation representative of the Tuart (<i>Eucalyptus gomphocephala</i>) woodlands and Forests of the Swan Coastal Plain ecological community, a TEC listed as Critically Endangered under the Federal Environment Biodiversity and Conservation Act 1999 (EPBC Act), is present within the southern portion of the site.</p> <p>The Department of Biodiversity, Conservation and Attractions (DBCA) has mapped the occurrence of FCT 19 – Sedgeland in Holocene dune swales, a TEC listed as Critically Endangered under the State Biodiversity Conservation Act 2016 (BC Act) and Endangered under the Federal EPBC Act, within the southern portion of the site and extending further south and east into the adjacent Sawley Close Nature Reserve.</p> <p>No Threatened flora species listed under the Wildlife Conservation Act 1950 (WC Act; superseded) and/or under the EPBC Act were recorded during the field surveys.</p>
Topography	<p>The SCSP topography ranges from approximately 2 m AHD to 26 m AHD. Soils at the site comprise Calcareous Sand (S2), Sand (S7) and Limestone (LS1). A search of the DWER contaminated sites database did not identify the presence of known contaminated sites within or immediately surrounding the SCSP.</p>
Fauna Habitat listed under EPBC Act	<p>The only potentially black cockatoo significant tree species present within the site is <i>Eucalyptus gomphocephala</i> (Tuart), which can be utilised by all three black cockatoos for roosting and breeding purposes.</p> <p>These were found within the southern portion of the site, with nine trees having possibly suitable hollows. Quenda were observed at the site at two locations, within <i>Melaleuca</i> woodland and Tuart woodland.</p> <p>Quenda diggings were also sighted in similar habitats within and adjacent to the site. No Quenda were sighted within the <i>Acacia</i> shrubland which covers the majority of the SCSP.</p>
Environmentally Sensitive Areas	<p>The SCSP is mapped as an environmentally sensitive area.</p>
Mosquito Management Plan	<p>The CCW within and adjacent to the SCSP is not seasonally inundated, with no surface water expressions of groundwater found during a survey in August 2024. No potential mosquito breeding habitats were identified, but the site is near saltmarsh and wetlands with high mosquito breeding potential.</p> <p>Historical data from nearby locations indicate a seasonal presence of mosquito species known to carry Ross River Virus (RRV) and Barmah Forest Virus (BFV), which breed in fresh and brackish water habitats.</p>

The impact of breeding from Paganoni and Anstey Swamps on the site is unclear, but historical data suggests it could be significant.

A site-specific risk assessment identified a low to high pre-mitigation risk, mainly due to the increased population density within close proximity (< 1 km) to known mosquito breeding habitats (Anstey and Paganoni Swamps). These sites are external to the proposed structure plan area.

We understand the City is working with key stakeholders (including Department of Planning, Lands and Heritage) to develop a mosquito monitoring program, including strategies to manage mosquito risk. This is scheduled to be concluded by 2026, demonstrating this issue is actively being addressed to ensure the SCSP can progress without adverse amenity concerns.

4.4.1 Environmental Outcomes

The EAR summarised the following outcomes for the environmental status of the SCSP:

- The structure plan includes the reservation of a significant portion of the subject site. This will conserve key features such as Tuart Woodlands, Sedgeland in Holocene dune swales, Conservation Category Wetland, and black cockatoo habitats.
- The Parks and Recreation reserve will be placed into the conservation estate for long-term protection and management.
- The SCSP and concept plan includes measures for future management, such as providing a hard edge to retained wetland and vegetation areas to minimise weed spread and controlling access to these areas through dedicated paths and fencing.
- Conservation area management plans will be prepared for retained vegetation and wetland areas, providing guidance on various aspects including vegetation retention, weed control, drainage management, and bushfire risk management.
- Future planning stages, including this structure plan, and later subdivision stages can include strategies for fauna and environmental management during construction, water management, and mosquito management.
- Such strategies involve detailed plans for maintaining pre-development hydrological regimes, preventing disease spread, managing displaced/injured animals, and controlling mosquito populations through physical, chemical, and cultural controls. Ongoing monitoring and surveillance will be essential to assess the effectiveness of these strategies and make timely decisions.

A copy of the Environmental Assessment Report is provided at **Appendix H** of this report.

4.5 Bushfire Management Plan

Prepared by Covey at Appendix I

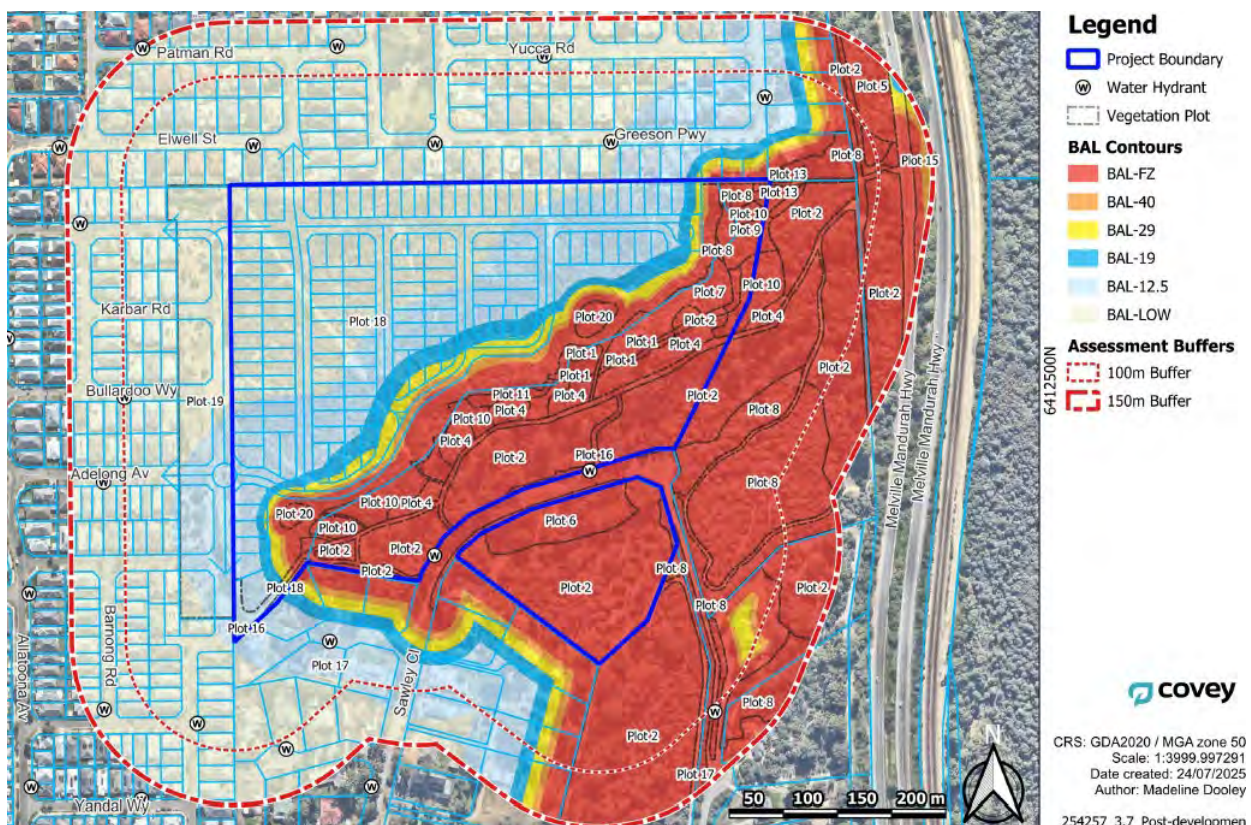
The SCSP is situated within an area which is designated as being 'bushfire prone' by the Department of Fire and Emergency Services (DFES). Accordingly, the project is required to comply with the relevant policy measures of the WAPC's State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas (SPP3.7) and associated documents.

A Bushfire Hazard Level (BAL) Assessment has been prepared by Covey in support of the MRS amendment and the proposed 142 lot subdivision concept design and is provided at **Appendix I** and in **Figure 14**

Key outcomes of the BAL Assessment are as follows:

- Through the implementation of Asset Protection Zones (APZ), the highest BAL applicable to the external boundary of any of the proposed building envelopes is BAL-29. The proposal also demonstrates compliance with the acceptable solutions of SPP3.7 and associated guidelines.
- Bushfire threat from retained vegetation to the south and east will create moderate levels of radiant heat and ember attack bushfire threat.
- The bushfire risk to the proposed development may be managed through the standard application of acceptable solutions, including the implementation of the APZ's, bushfire construction standards, provision of adequate water supply and vehicle access, and direct bushfire suppression response if required.
- The BMP concludes that bushfire hazards within and adjacent to the subject site may be managed through standard management responses.

Figure 14 BAL Assessment Contour Map



4.6 Water Management Strategy

Prepared by Hyd20 at Appendix J

A Local Water Management Strategy (LWMS) has been prepared by Hyd2o to demonstrate that the SCSP is able to accommodate the stormwater collected from impermeable surfaces of future development. The LWMS includes commentary on the management of stormwater and groundwater within the SCSP, and provides a range of sustainability initiatives and monitoring to be implemented onsite.

The opportunities and constraints identified within the SCSP are identified as follows:

- With regards to surface water, there are no existing natural or constructed watercourses within the site, and no external catchments drain into the site.
- Sandy permeable soils exist for infiltration of all stormwater on site. The proposed Residential land has good clearance to groundwater.

- Permeable soils and low groundwater gradients will ensure the maintenance of groundwater levels within the site and protection of nearby CCW's and TEC's.

The assessment concludes that the SCSP is considered relatively unconstrained hydrologically, and the water management processes of Better Urban Water Management (WAPC, 2008) will be suitable for guiding water management during land use change.

The LWMS recommends all stormwater derived from the SCSP is collected, treated and infiltrated back to the local groundwater system outside of sensitive TEC and CCW areas. This has been reflected in the concept design, as demonstrated in Section **3.2** of this report.

A copy of the Local Water Management Strategy is provided at **Appendix J** of this report.

5 Stakeholder and Community Engagement

5.1 Stakeholder Engagement

Significant stakeholder engagement has been undertaken prior to the initiation of the MRS Amendment and is ongoing while the MRS Amendment is on advertising. This involved a series of strategic meetings with key agencies and the City of Rockingham. Initial discussions with the City of Rockingham and the Department of Planning, Lands and Heritage (DPLH) in March 2024 focused on briefing stakeholders about the community engagement outcomes and the project's objectives.

Subsequent meetings throughout 2024 and early 2025, including follow-ups with the DPLH and the City of Rockingham, provided updates on technical reports and concept plan changes driven by various factors such as civil earthworks and environmental considerations. The process culminated in December 2024 with a pre-referral period where no objections were received from State agencies, and in March 2025, the WAPC initiated the MRS Amendment as a 'standard' amendment.

Much of the feedback from these meetings has informed the preparation of the SCSP and supporting concept plan.

5.2 Community Consultation

Prior to the initiation of the MRS Amendment, Cape Bouvard conducted comprehensive community engagement, including a community information session, a survey, a website, and social media outreach, reaching around 10,000 people and receiving significant participation, particularly from Golden Bay residents. The feedback was overwhelmingly positive, with minimal input from existing Urban areas, indicating an expectation of future urbanisation. Residents of Sawley Close notably supported the Urban option as it removed the need for an access road linking to their area. A community open day in July 2024, attended by over 50 people, reaffirmed strong support for the rezoning, and a subsequent pop-up session provided further engagement opportunities. This extensive community engagement has informed the preparation of the SCSP..

Cape Bouvard maintains ongoing communication through their project website and continues proactive community engagement as the SCSP progresses, particularly with the commencement of the MRS Amendment advertising in July 2025. As the SCSP progresses, Cape Bouvard will continue its proactive engagement with the community.

6 Design Response

The following commentary provides an overview of the vision and objectives of the SCSP, and a comprehensive design response in accordance with Liveable Neighbourhoods principles.

6.1 Vision and Objectives

The controls and requirements outlined in Part One underpin the delivery of the vision for the SCSP Area.

Our vision is to create a benchmark residential community in Golden Bay, defining the next generation of living. This estate will harmonise with nature while ensuring strong connectivity to Perth's urban fabric.

Shaped by its natural landscape, the community will feature walkable neighbourhoods, quality public spaces, and diverse housing options. A clear buffer of public open space will separate the urban zone from the rural residential area in the south. Residents will enjoy tree-lined streets and bush tracks through preserved environmental assets. Strategically positioned within a key growth area, the SCSP Area offers natural amenity coupled with urban convenience.

6.1.1 Site Responsive Design

Utilise the existing landform and natural amenity to emphasise the unique character of the site and establish a lush environment from day one.

- The location of parks and drainage areas to respond to location of existing mature vegetation and landform.
- Celebrate and retain the site's natural appearance from the exterior where possible.
- Maximise panoramic views from the public realm towards the maintained POS and Parks and Recreation Reserve.
- Where possible, landform modification is to follow the general characteristics and integrity of the site.

6.1.2 Connectivity

Allow residents to explore their community by linking key land uses along a legible pedestrian and vehicle network.

- Locate amenities on key pedestrian routes.
- Link the movement network and public realm.
- Create clear access to services and public transport.
- Link the precinct with the existing Golden Bay community and future residential development phases.
- Provide strong urban connections to the nearby Karnup Station precinct.

6.1.3 Urban Convenience in Nature

Celebrate the localities natural environment and topography to create distinct presential areas with their own identity and character, separate from the existing urban form.

- Provide a variety of lifestyle opportunities for future residents.
- Position residential lots to take advantage of existing landform and proximity to natural amenities within walking distance of daily life activities.
- Link the lots with the existing ridgeline for a barrier to Mandurah Road and Rural Residential lots.

- Establish an environment which provides opportunities for public and active recreation that specifically seeks to promote improved liveability, health and well-being to future residents and the local community.
- Create a distinct identity and sense of place for future residents of the area which is both unique and recognisable in the broader context of WA.

6.2 Design Layout

The proposed development is a strategic and thoughtful extension of the existing residential areas. By leveraging Adelong Avenue as the primary access point, the development ensures seamless connectivity for both pedestrians and vehicles. Adelong Avenue provides a direct link to the proposed Golden Bay neighbourhood centre (on the intersection with Warbro Sound Avenue) and the Golden Bay foreshore. The proximity of the neighbourhood centre, just 450 metres from the western site boundary, underscores the strategic opportunity for new housing in a convenient location.

The SCSP design responds to the existing topography and vegetation. By orienting streets predominantly in a north-south direction, the development creates strong view lines to the Park and Recreation reserve in the southern portion of the precinct and allows for lots to step down the contours minimising the need for large spine retaining walls at the rear of lots. This approach not only enhances the aesthetic appeal but also fosters a sense of connection to the natural environment.

The Park and Recreation Reserve is a vital asset, offering passive recreational opportunities while preserving natural vegetation and landform. The reserve not only enhances the community's connection to nature but also serves as a landscape buffer for the rural lifestyle properties on Sawley Close. Active local open space nodes are proposed to the north of the reserve opposite the proposed residential lots providing opportunities for the community to gather and play.

Residential development overlooking open space and reserve areas plays a crucial role in enhancing safety and security through natural surveillance. By strategically positioning to face these areas, residents can keep an eye on the surroundings, deterring anti-social behaviour and fostering a sense of community vigilance. A combination of road interfaces and nested lots with uniform permeable fencing is proposed to achieve this outcome.

LDP provisions will be in place to ensure that the POS interface areas are managed.

The proposed esplanade road ties in with Adelong Avenue creating an east-west pedestrian connection that connects the Sawley Close nature reserve to the Golden Bay foreshore.

6.3 Density

The estate will have two densities, being R25 and R30.

These proposed densities are thoughtfully aligned with the surrounding residential areas (R20 to the north and R25 to the east), ensuring a harmonious integration with the existing community. The lower density bracket of R25 is applied to the areas directly adjacent the surrounding residential areas, whereas the R30 zoning is proposed for the core of the estate to ensure the development respects the established character and scale of the wider Golden Bay area.

6.4 Public Open Space

The open space provision for the estate is outlined in **Table 16** and further illustrated through **Figure 15**. The quantity of open space well exceeds the minimum 10% open space requirement of Liveable Neighbourhoods, demonstrating the commitment protect the natural assets of the site.

Table 15 POS Table

Public Open Space Schedule	
Total Site Area	16.49ha
Less Deductions	
Conservation Category Wetlands	1.79ha
SCP 19 (Threatened Ecological Communities)	0.56ha
Restricted POS	2.00ha
<i>Sub-Total</i>	<i>4.35ha</i>
<i>Drainage (Area for 1:1 event)</i>	<i>0.07ha</i>
Net Area (Gross Subdivisible Area)	12.07ha
10% POS Requirement	1.21ha
POS Provided	
Creditable Open Space - P1	3.89ha
Creditable Open Space - P2	0.03ha
Total Creditable POS (%)	3.92ha (32.49%)

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6.5 Movement Network

The key internal movement network proposed for the estate is illustrated in **Figure 16** and **Appendix L** and includes a series of east-west road and north south roads with the primary access into the estate being obtained from the Adelong Avenue extension.

The vast majority of the proposed roads are classified as local access streets under Liveable Neighbourhoods. These streets have a 15m road reserve with a 6m carriageway and a footpath separated from the road carriageway by a landscape strip. A slight iteration of the local access street configuration is proposed for the esplanade road adjacent the public open space area, where the footpath is to be located within the open space rather than the road reserve, allowing for more landscaping (and rain gardens) to be included within the road reserve.

A small mews road is proposed in the north-west corner of the estate. The mews road will only serve 2 lots and has a 10m road reserve which includes a narrow verge, carriageway and footpath.

Figure 16 Proposed Movement Network Plan

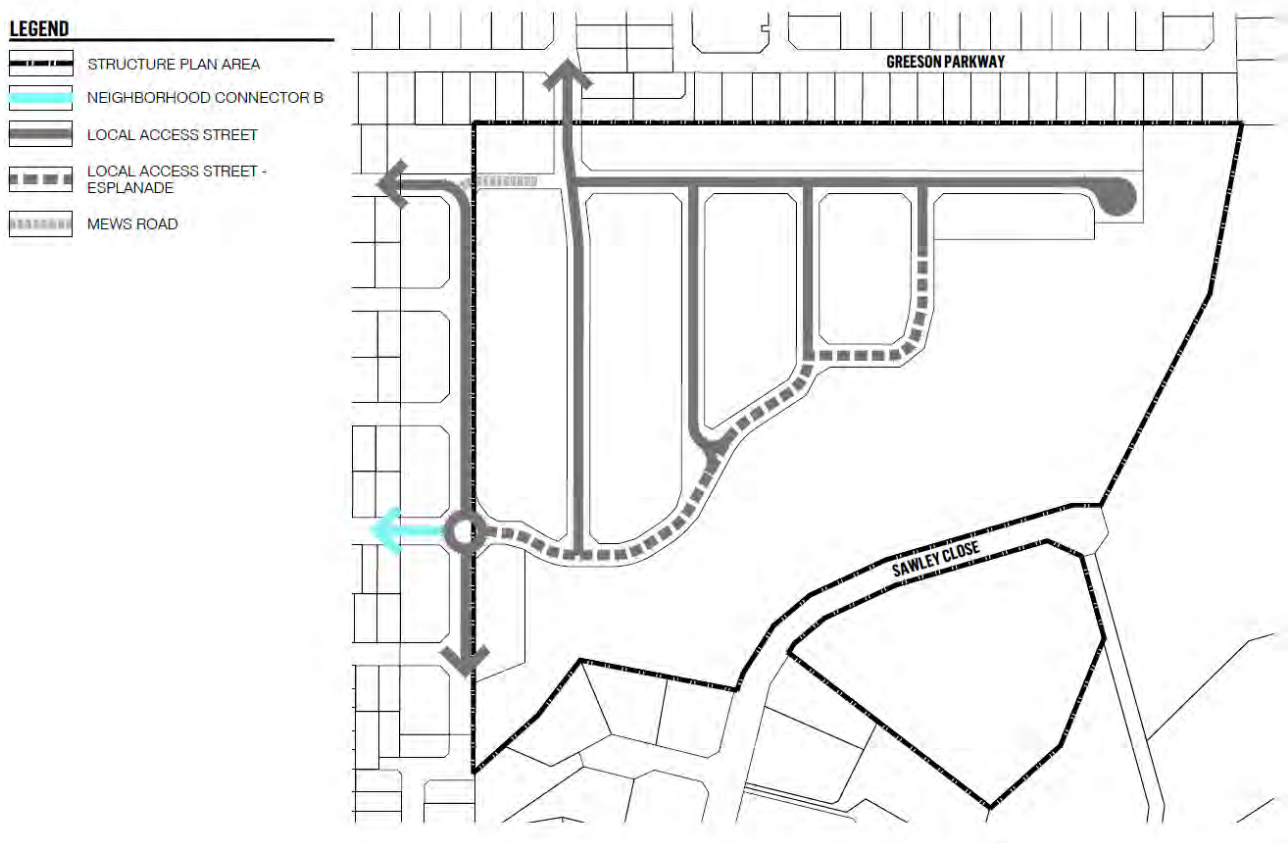


Figure 17 Local Access Street Cross Section

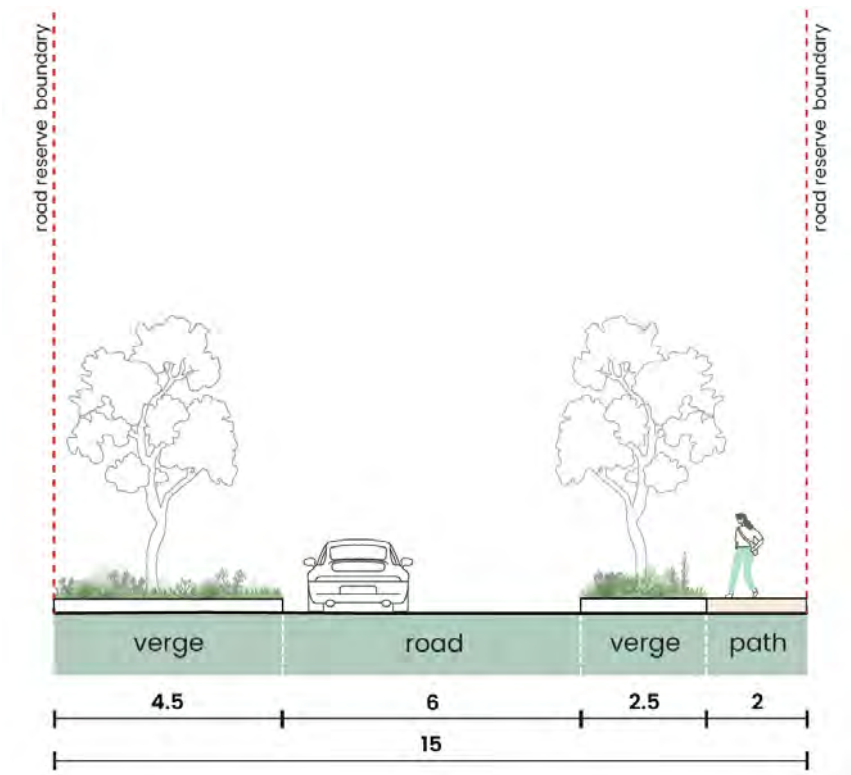


Figure 18 Esplanade Local Access Street Cross Section

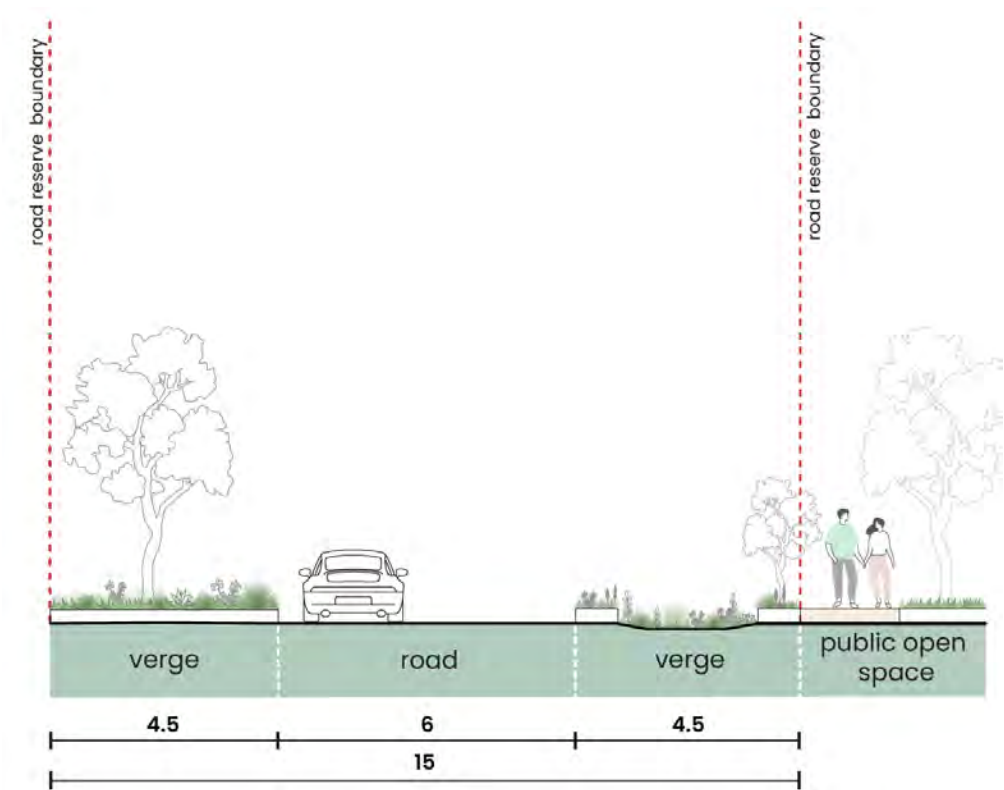
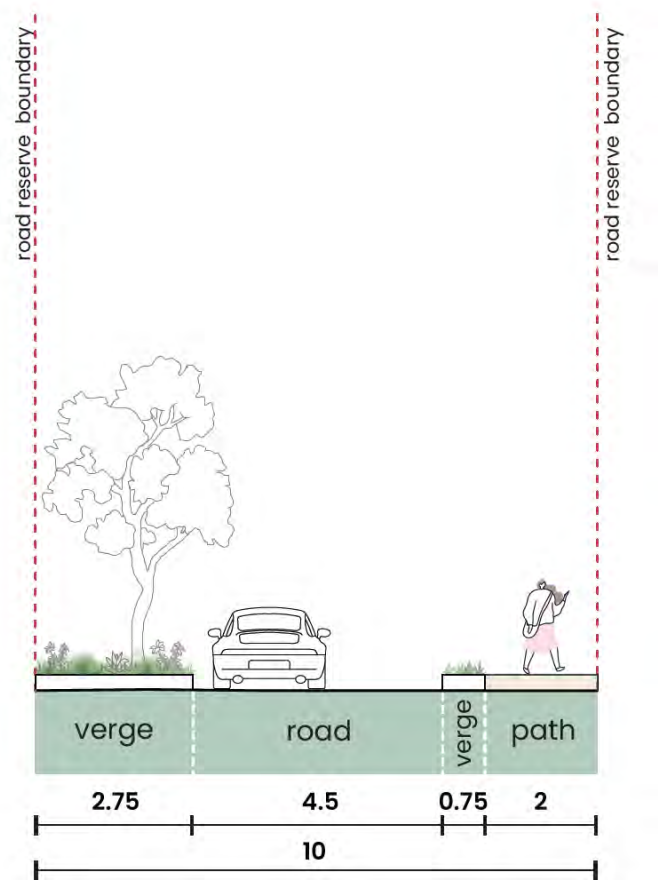


Figure 19 Mew Road Cross Section



6.6 Design Response Summary

The following table provides a summary of the above design response in accordance with Liveable Neighbourhoods Design Elements

Table 168 Design Response Summary

Table 18 Design Response Summary

Elements	Response	Supporting Appendix
Community Design	The design leverages the natural landscape to create a lush, walkable community with diverse housing options. The community will feature tree-lined streets, bush tracks, and quality public spaces, ensuring a harmonious blend with nature and strong connectivity to Perth's urban fabric	Figure 11 and Appendix D
Movement Network	A well-connected network of pedestrian and vehicle routes linking key land uses and amenities. The primary access is via Adelong Avenue, ensuring seamless connectivity to the Golden Bay neighbourhood centre and foreshore.	Figure 16 and Appendix E
Lot Layout	Residential lots are positioned to take advantage of the existing landform and natural amenities. Streets are oriented predominantly in a north-south direction to create strong view lines and minimise the need for large retaining walls	Figures 11 and Appendix D
Public Parkland	Generous open spaces exceeding the minimum requirements, preserving natural vegetation and providing recreational opportunities. The Park and Recreation Reserve serves as a landscape buffer and enhances the community's connection to nature.	Appendix G
Local Water Management	Drainage areas are strategically located to respond to the existing mature vegetation and landform. This approach ensures the preservation of natural assets while managing water effectively. All drainage is to be in the form of piped drainage systems, biofiltration areas, and stormwater storage detention and infiltration areas.	Appendix J
Utilities And Services	The design includes provisions for utilities and services that support the community's needs without compromising or impeding on the extent of the conservation areas	Appendix F

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