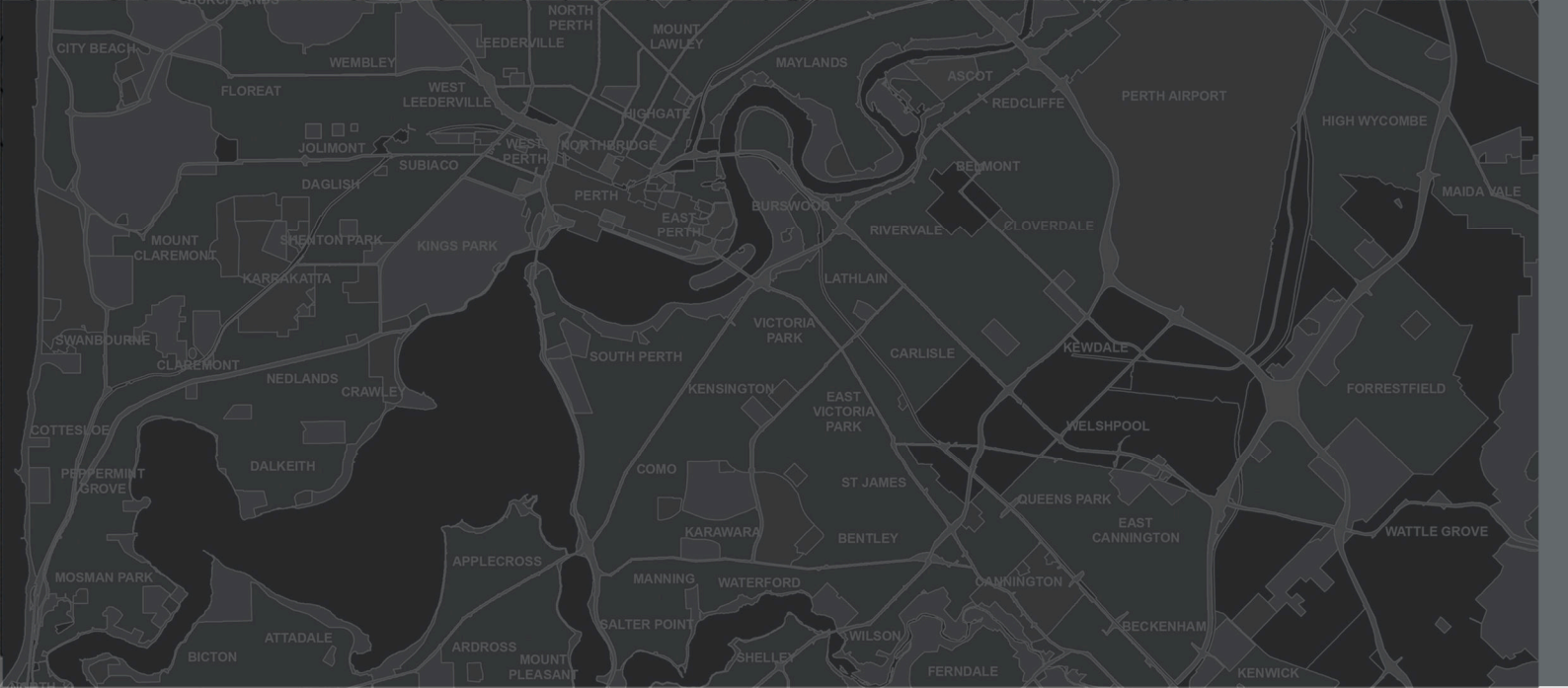


Structure Plan Amendment

Lakes Road Local Structure Plan

Lot 4 (53-59) Lakes Road
Greenfields



This structure plan is prepared under the provisions of the
City of Mandurah Local Planning Scheme No.12

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

..... 25 January 2006

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the Planning and
Development (Local Planning Schemes) Regulations 2015.

Date of Expiry: 19 October 2025

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
-	Original Approval	N/A	25 January 2006
1	Inclusion of Lot 4 into the Structure Plan area (Lot 4). Applying residential density coding of R40 to Lot 4	Standard	18 October 2016
2	Designate Lot 4 (53-59) Lakes Road Greenfields as 'Special Use (Healthcare)'. Areas which have been normalised in the Local Planning Scheme have been excluded from the Structure Plan Area. Update text and map to reflect the format required under the WAPC Structure Plan Framework.	Standard	27 September 2022

Executive Summary

This structure plan has been prepared as an amendment to the Western Australian Planning Commission (**WAPC**) approved Lakes Road Local Structure Plan (**Structure Plan**). The Structure Plan was originally prepared to facilitate the coordinated development of land identified within the Structure Plan area, which is zoned 'Urban Development' under the City's local planning framework.

The Structure Plan area is also covered by the Mandurah East Structure Plan which is a district level structure plan that guides the general development of local structure plans, subdivision and development.

The subject site is identified as Lot 4 (53-59) Lakes Road, Greenfields, hereafter referred to as the 'Structure Plan Area'. The Structure Plan designates the Structure Plan Area as Residential, with an applicable density code of R40. The Structure Plan in its current form generally proposes residential zonings, with a range of density codes from R25 to R40, and a local open space reserve.

The modifications proposed to the approved Lakes Road Structure Plan by this amendment are summarised below:

1. Rezone Lot 4 Lakes Road, Greenfields to 'Special Use (Healthcare)' to accommodate future healthcare related land uses.
2. Classify permissible land uses within the proposed 'Special Use (Healthcare)' zone.
3. Administrative amendments to the Structure Plan, including:
 - a. Update the Structure Plan Map to align with the proposed zoning;
 - b. Remove existing R-MD standards; and
 - c. Textual updates to reflect contemporary formatting requirements of Structure Plans.

The following is a summary of the key statistics relating to the Lakes Road Structure Plan, as it is proposed by this amendment.

Table 1 – Structure plan summary table

Item	Data
Total area covered by the structure plan	2.026 hectares
Area of each land use proposed - Special Use (Healthcare)	2.026 hectares
Total estimated lot yield	N/A
Estimated number of dwellings	N/A
Estimated residential density	N/A
Estimated population	N/A
Number of Secondary Schools	N/A
Number of Primary Schools	N/A
Estimated area and percentage of public open space	N/A
Composition of Public Open Space	N/A

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PLAN

Plan 1: Lakes Road Structure Plan (Amended) Map

FIGURES

Figure 1: Aerial Photograph

Figure 2: Peel Region Scheme Plan

Figure 3: Draft Local Planning Scheme No.12 zoning

Figure 4: Mandurah East Structure Plan

Figure 5: Lakes Road Local Structure Plan

Figure 6: Proposed Indicative Lakes Road Vehicle Access

APPENDICES

Appendix 1: Certificate Of Title

Appendix 2: Feature Survey

PART ONE: IMPLEMENTATION

1 Structure plan area

The Lakes Road Local Structure Plan applies to the land contained on the Structure Plan Map. Refer to **Plan 1 –Structure Plan Map**

For clarity, this Structure Plan amendment **only applies to Lot 4 Lakes Road, Greenfields (subject site)**, being the land contained within the inner edge of the red line delineating the 'structure plan area' on the Structure Plan Map.

2 Structure plan content

The Structure Plan comprises the following:

- Part One – Implementation Section. This section contains the Structure Plan map and text outlining statutory planning provisions and requirements.
- Part Two – Explanatory Section. This section provides context and planning justification in support of the proposed Structure Plan amendment. It provides for the implementation of the statutory provisions outlined in Part One.
- Appendices - Contains relevant documents and reports prepared in support of the Structure Plan.

3 Operation

This Structure Plan commences operation on the date that it is approved by the Western Australian Planning Commission (WAPC) and is valid from a period of ten (10) years from that date, or another period determined by the WAPC in accordance with the Schedule 2 to the Planning and Development (Local Planning Schemes) Regulations 2015.

4 Staging

There are no provisions relating to the staging of subdivision or development.

5 Subdivision and development requirements

5.1 Land use permissibility

The land use classifications within Structure Plan Area is shown on **Plan 1 – Amended Structure Plan Map** and shall guide the future subdivision and/or development of the land.

Under the Special Use zoning, land use permissibility for Lot 4 (53-59) Lakes Road, Greenfields shall be in accordance with the following:

- Residential Aged Care Facility - P;
- Consulting Rooms - D;
- Hospital - A;
- Medical Centre -D;
- Office - D;
- Recreation-private - D.

The land use permissibility symbols above shall have the same meaning as set out in the City of Mandurah Local Planning Scheme No.12.

The local government may, in considering an application for development approval for land within the structure plan area, have due regard to the land uses and density indicated on the structure plan.

Refer **Plan 1 – Lakes Road Structure Plan Map (amended)**.

5.2 Development Requirements

5.2.1 Interface with adjoining properties

Development of land identified within the Structure Plan Area is consistent with the existing road and lot layout of the area. Interface with existing and future residential development on surrounding land to the north and west is to be appropriately demonstrated by way of a comprehensive development proposal, including appropriate built form responses to surrounding properties.

5.2.2 Vehicle access

The Structure Plan provides for access points to Lakes Road, indicatively shown on Plan 1 (Structure Plan (amended) Map). A Traffic Impact Statement, prepared by a suitably qualified traffic consultant, is to be prepared in support of any future development of the site and shall confirm access requirements and demonstrate safe vehicular access and egress to/from Lakes Road to the satisfaction of the decision-maker.

5.2.3 Noise

For all future development, a detailed acoustic assessment shall be undertaken using a suitably qualified acoustic consultant, with development to comply with the necessary legislative standards.

6 Local development plan

A local development plan shall be prepared for the site, in accordance with Schedule 2, Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015, to guide future development of the site and shall address the following matters (as required):

- interface with surrounding land;
- building height, bulk and scale;
- setbacks;
- car parking;
- vehicular and pedestrian access;
- overshadowing;
- visual privacy; and
- landscaping.

7 Other requirements

7.1 Infrastructure upgrades

The Structure Plan area is capable of being serviced through the extension of existing services in the vicinity. No infrastructure upgrades are required to support the development or subdivision of the land.

8 Additional information

The following additional information is required to be submitted at the subdivision or development stage.

Additional information	Approval stage	Considerations	Consultation required
Acoustic Noise Assessment	Development Application	Demonstrate that development can achieve compliance with the Environmental Noise Regulations.	City of Mandurah
Waste Management Plan	Development Application	Demonstrate that development can achieve compliance with Waste Management requirements.	City of Mandurah

Additional information	Approval stage	Considerations	Consultation required
Transport Impact Assessment	Development Application	Demonstrate that development can achieve compliance with relevant technical standards and policies.	City of Mandurah
Pedestrian Access Study	Development Application	Demonstrate how a proposal integrates with the surrounding movement network and adjacent attractors, and to identify measures to improve pedestrian connectivity and safety	City of Mandurah



PART TWO: EXPLANATORY SECTION

1 Planning background

1.1 Introduction and purpose

Andrew Campbell from Corporate Estate Management act for Maingate Holdings Pty Ltd, the registered proprietor of Lot 4 (53-59) Lakes Road, Greenfields (**subject site**) and the proponent of this Structure Plan amendment. This proposal – being the Lakes Road Local Structure Plan Amendment No. 2 – amends the Lakes Road Local Structure Plan (**Structure Plan**) by reclassifying the subject site as ‘Special Use (Healthcare)’.

The modifications proposed to the approved Lakes Road Structure Plan by this amendment are summarised below:

1. Rezone Lot 4 Lakes Road, Greenfields to ‘Special Use (Healthcare)’ to accommodate future healthcare related land uses.
2. Classify land use permissibility’s within the proposed ‘Special Use (Healthcare)’ zone.
3. Administrative amendments to the Structure Plan, including:
 - a. Update the Structure Plan Map to align with the proposed zoning;
 - b. Remove existing R-MD standards; and
 - c. Textual updates to reflect contemporary formatting requirements of Structure Plans.

The Structure Plan has also been reformatted consistent with the WAPC’s *Structure Plan Framework*. This includes removing annotations from the Structure Plan Map (amended) **Plan 1**.

The purpose of this Structure Plan is to provide the planning framework for the subdivision and development of land identified by the Lakes Road Structure Plan. The proposed amendment to the Structure Plan, Amendment No. 2, **applies only to the subject site** and provides general guidance on land use and development considerations.

The Structure Plan responds to the general planning principles and considerations set out in the State and Local Government planning framework including, State Planning Strategy 2050, Perth and Peel @ 3.5million, State Planning Polices, the Local Planning Scheme 12, the

We have prepared the following report in support of the proposed Structure Plan Amendment. This report will discuss various matters pertinent to the proposal, including:

- Site details
- Proposed development
- Planning framework

1.2 Property details

1.2.1 Legal description and ownership

The subject site is legally described as “*Lot 4 on Deposited Plan 29224*”. Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1 – Lot details

Lot	Deposited Plan	Volume	Folio	Area (ha)
4	29224	1732	521	2.026

Refer **Appendix 1** for a copy of the certificate of title.

1.2.2 Location

The subject site is in the municipality of the City of Mandurah, in the suburb of Greenfields. The subject site is located on the western side of Lakes Road. Refer **Figure 1 – Aerial Photograph**



Figure 1: Aerial photograph (Nearmaps 2021)

1.2.3 Local context and land use

The subject site comprises a single lot, with a frontage of approximately 86.5m to Lakes Road. The site is relatively flat, with some slope from the eastern boundary at Lakes Road towards the western boundary adjoining Forrest Way and the adjoining residential development. The subject site is undeveloped and largely clear of any vegetation.

The subject site is approximately 3.5 kilometres east of the Mandurah city centre. The subject site is bounded by Lakes Road to the east which is identified as a Local Road under LPS12. Land located immediately north and west is zoned Residential with existing Aged Persons Dwellings.

The lot to the south is zoned Urban Development, with an existing Church (The Salvation Army) and Clothing Shop – this lot does not form part of this structure plan.

The district level Mandurah East Structure Plan, approved by the WAPC in November 2009, provides the strategic guidance for the land use planning context for the site and the surrounding area.

Within proximity to the subject site are a mixture of land uses, comprising residential, healthcare, aged care, education, and community/public purpose. To the north-east of the site is Peel Health Campus. Directly adjacent to the subject site at Lot 4 (No. 42-52 Lakes Rd) is an Outline Development Plan which provides for a private hospital facility (not yet constructed).

1.3 Planning framework

1.3.1 Zoning and reservations

1.3.1.1 Peel Region Scheme

Under the provisions of the Peel Region Scheme (PRS) the subject site is zoned 'Urban'. The Urban zone under the PRS is suitable for a range of activities to be undertaken including residential, commercial, recreational, and light industrial.

The objective for the Urban zone under clause 12(a) of the PRS is:

to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities

The proposed modification to the Structure Plan is consistent with the objective of the Urban zone under the PRS.

Refer **Figure 2** – Peel Region Scheme Plan.

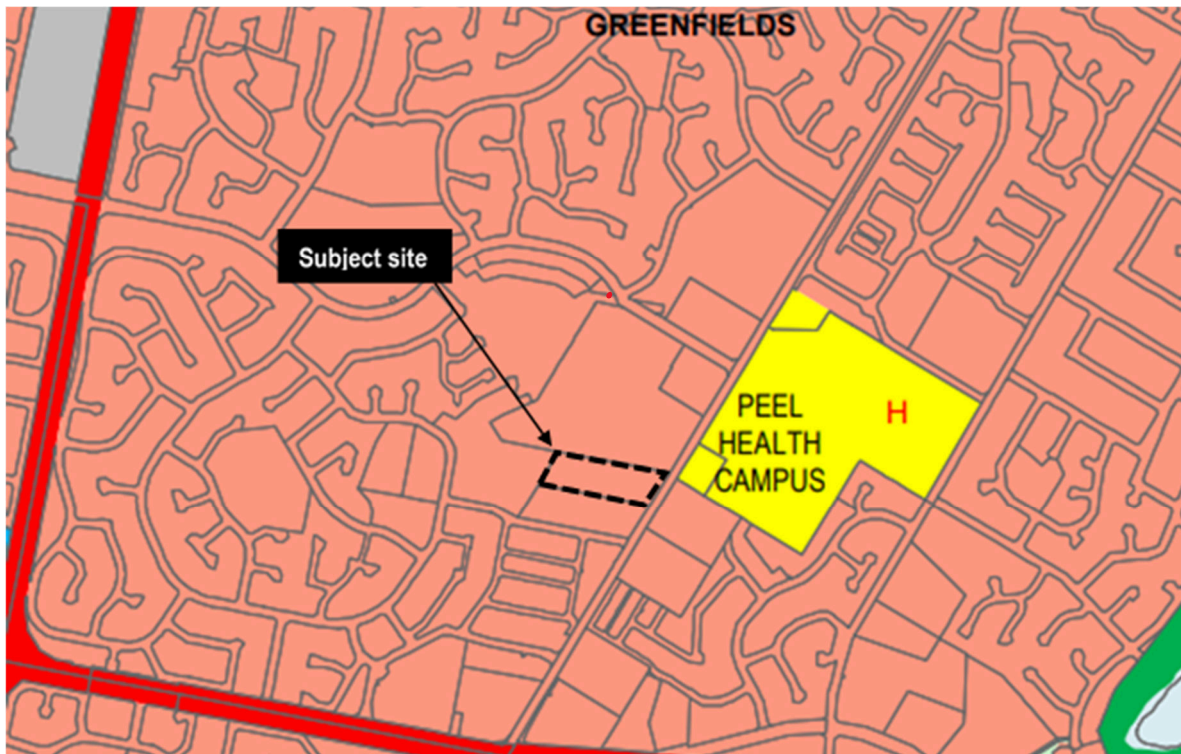


Figure 2: Peel Region Scheme Plan

1.3.1.2 City of Mandurah Local Planning Scheme No.12 (LPS12)

LPS12 was gazetted on 11 April 2022.

The subject site is zoned Urban Development which requires the preparation and adoption of a Structure Plan to guide land use, subdivision and/or development.

The LPS12 states the objective of the Urban Development Zone is;

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.
- To provide for a range of residential densities to encourage a variety of residential accommodation.
- To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.

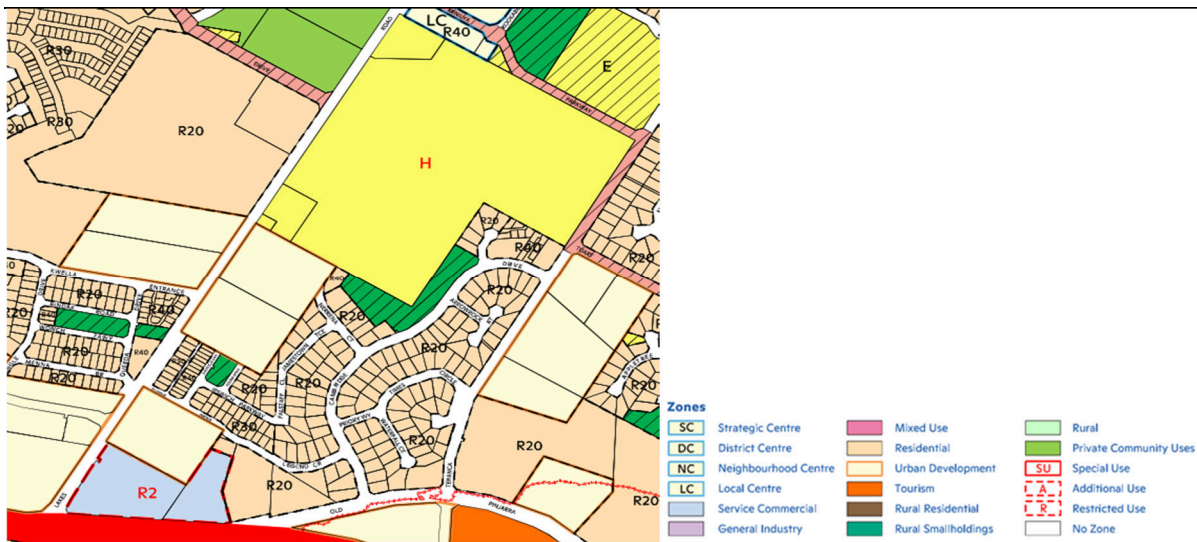


Figure 3: LPS12 Plan 9

1.3.1.3 Mandurah East District Structure Plan

The Mandurah East Structure Plan (MESP) guides the subdivision and development of land over a broad area of Mandurah, inclusive of the subject site. The MESP designates the subject site as being 'Residential Development', with the potential for Mixed Use opportunities in the eastern portion of the site. Refer Figure 4 – MESP map.

Whilst the MESP provides guidance for the subdivision and development of land within the area, as the site is subject to further local structure planning, it is considered the localised Lakes Road Structure Plan provides more detailed, local level planning framework to the subject site.

Amendment No. 2 to the Lakes Road Structure Plan is discussed in more detail later in this report.

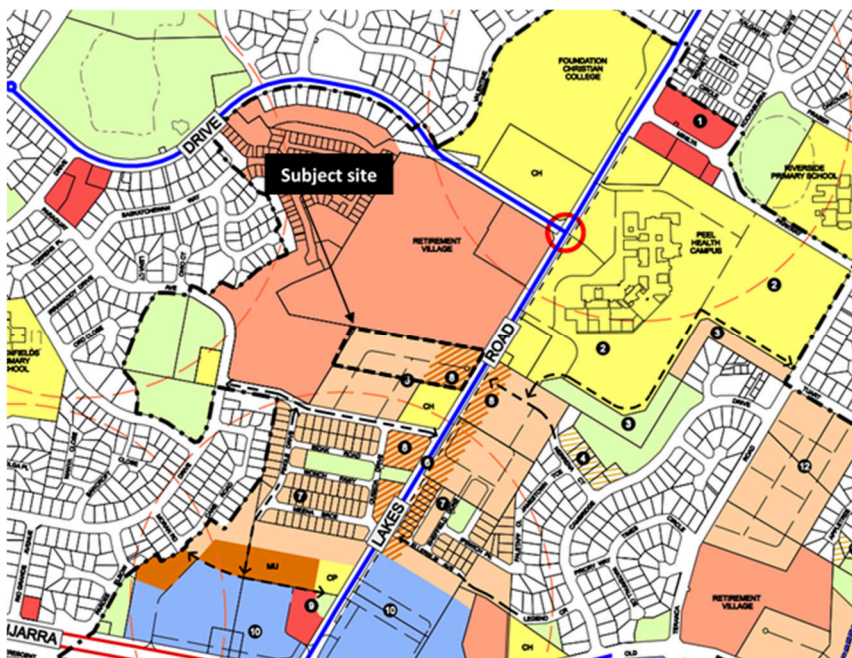


Figure 4 – Mandurah East Structure Plan

1.3.2 Planning Strategies

1.3.2.1 State Planning Strategy 2050

The State Planning Strategy 2050 is an integral part of the Western Australian planning system designed to inform planning policies and decisions throughout the State. Its vision is that by 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres, with living standards continuing to be amongst the highest in the world. It promotes a 'can do' attitude.

Relevantly to this proposal, the State Planning Strategy 2050's principle for infrastructure provides:

*All levels of government have a role to play in the coordinated delivery of the 'hard' elements of community infrastructure, including schools, **hospitals**, civic centres, aged care facilities and public open spaces, as well as the 'soft' elements of community infrastructure, which include social services, community building, and culture and arts programs.*

In considering social infrastructure, the State Planning Strategy 2050 also states:

Regional frameworks, community plans and planning schemes are important tools and instruments that influence the structure of urban and regional settlements. They thereby can provide the foundations for how, when and where social infrastructure is delivered.

In considering the vision and principles of the State Planning Strategy 2050 in the context of this modification to the Structure Plan, the need to provide hard social infrastructure facilities such as a Day Surgery/Short Stay Hospital and related Medical Services Centre is apparent, as is the role of government in supporting planning proposals that increase availability to these services.

1.3.2.2 Perth and Peel@3.5million

Perth and Peel@3.5million provides an overarching strategic framework for the Perth and Peel region for the next 35 to 40 years. It provides guidance on where development should occur to ensure sustainable urban growth, protecting the environment and heritage and making the most effective use of existing infrastructure.

It states that:

The development of communities requires a wide range of social infrastructure to enhance amenity, liveability and wellbeing through education, health and community services, and recreation services.

Community and social infrastructure required for the provision of health, education, sport and recreation services in the sub-regions will need to accommodate a growing and ageing population.

1.3.2.1 South Metropolitan Peel Sub-Regional Planning Framework

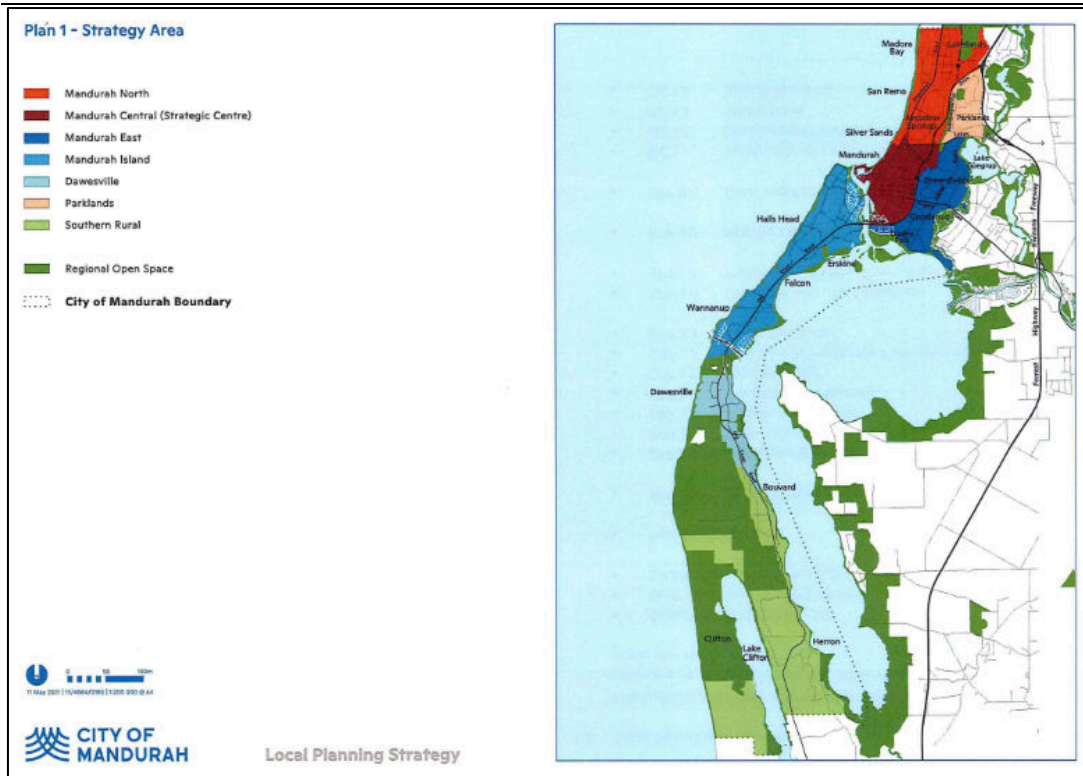
The South Metropolitan Peel Sub-Regional Planning Framework is an accompanying document to Perth and Peel@3.5million and provides a planning framework for the location of future housing, employment areas, social infrastructure, protection of environmental areas and staging of future development within the south metropolitan region.

The South Metropolitan Peel Sub-Regional Planning Framework identifies the subject site as 'Urban'.

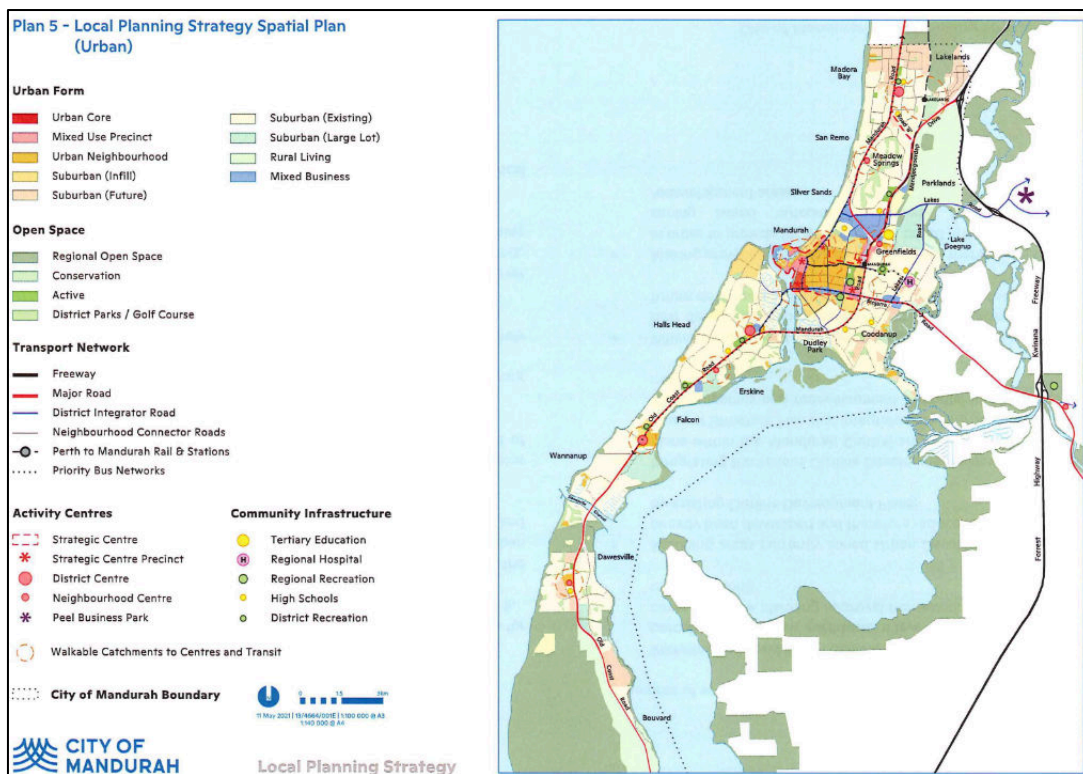
1.3.2.2 City of Mandurah Local Planning Strategy

The City of Mandurah Local Planning Strategy (**Strategy**) was endorsed by WAPC on the 19th April, 2022 in concurrence with Local Planning Scheme No.12 (LPS12) which is the primary implementation mechanism for the strategy.

The strategy area is depicted 'Plan 1 – Strategy Area', the subject site (land) sits within the Mandurah East area.



We note the subject site, as well as others surrounding that are not covered by a Structure Plan, are identified as 'suburban - future' in Plan 5 – Local Planning Strategy Spatial Plan.



An aged care development is considered to be residential in nature and therefore consistent with the Strategy, whereas Healthcare related uses would be considered inconsistent with the Strategy but do assist in providing for greater healthcare to the City and broader Peel Region (which is considered to be consistent with the Strategy).

Additionally, opportunities for non-residential development that provide an opportunity for employment and services to the community in a location that is in close proximity to the existing hospital are referenced in the Strategic Elements section of the strategy, please refer below. Healthcare services represent a significant employer within the City of Mandurah.

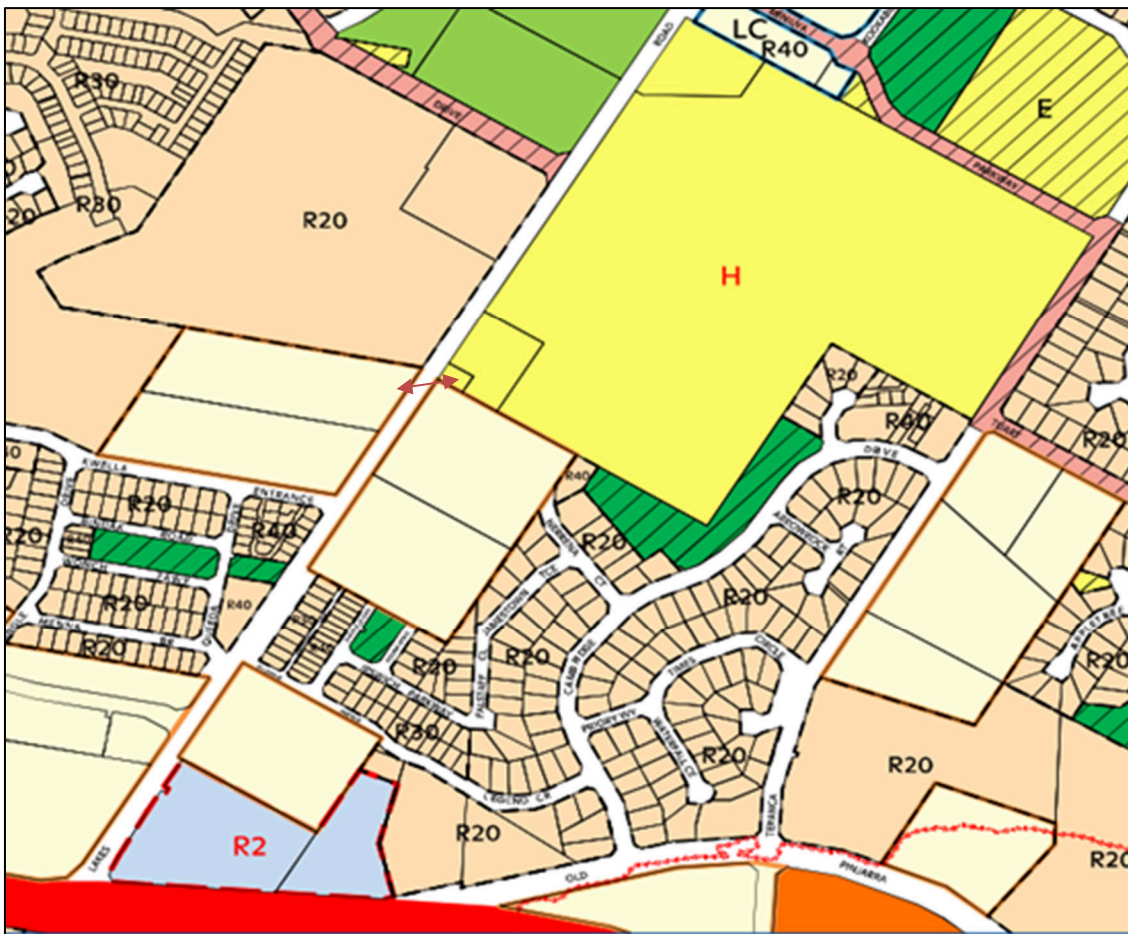
In considering social infrastructure, the state planning framework acknowledges that it is important to ensure ageing people can remain in their long-term communities through the provision of aged care retirement housing options. The provision of such a facility in this location can increase housing options for ageing people, with the benefit of existing healthcare facilities in close proximity.

Alternatively, other healthcare related uses (i.e. consulting rooms, hospital and medical centre) ensure that the healthcare needs of the broader community can be met. The Strategy notes the establishment of a standalone private hospital and further expansions of the Peel Health Campus to be key infrastructure needs of the community – a number of the proposed land uses have the potential to provide these services through private investment. The Strategy highlights that Mandurah’s population will continue to be an ageing one, therefore expanded private facilities within the locality is considered to support this ageing demographic.

The subject site is diagonally opposite the *Peel Health Campus*. Peel Health Campus is referenced in the strategy under the ‘Activity Centres’ hierarchy (*section 2. ‘Strategic Elements’, 2.1 ‘Activity Centres’ sub-section 2.1.5 ‘Other Centres’*), as *significant attractors of activity and transport as well as additional supporting activities and should be considered as ‘centres’ in their own right*.

The subject site is not within the boundaries of Peel Health Campus and is not located within a recognised ‘activity centre’ under the strategy.

The proposed Structure Plan contemplates healthcare related land uses, it is considered that the proposed uses will contribute toward the current range of uses within the broader Mandurah East District Structure Plan area (i.e. commercial, community, public purposes (churches and schools), residential and other health related uses, including the Peel Health Campus). The development of healthcare related uses along Lakes Road is considered appropriate to contribute toward the current mix of healthcare related uses within the area and assist in consolidating Lakes Road as the primary regional healthcare centre for the City and the broader Peel Region.



1.3.3 State Planning Policies

1.3.3.1 State Planning Policy 1 – State Planning Framework

State Planning Policy 1 – State Planning Framework (**SPP1**) restates and expands upon the key principles of the State Planning Strategy 2050 in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework which provides a context for decision-making on land use and development in Western Australia.

This proposed Structure Plan has been prepared incorporating the relevant requirements of the State Planning Framework.

1.3.3.2 State Planning Policy 3.0 – Urban Growth and Settlement

State Planning Policy 3 – Urban Growth Settlement (**SPP3**) applies to all development throughout Western Australia. SPP3 states that:

- the orderly planning of urban growth and settlement should be facilitated by structure plans, and
- that proposals for subdivision and development in areas that are not identified in regional and local planning strategies will not generally be supported.

The subject site has been identified as an Urban Development area in the Local Planning Strategy (refer **section 1.3.2.5** above). The proposed Structure Plan amendment is consistent with the SPP3.0 objectives. Accordingly, the proposed Structure Plan for the subject site warrants the support and endorsement.

1.3.4 Structure plans and local development plans

1.3.4.1 Lakes Road Local Structure Plan

The Lakes Road Local Structure Plan was approved by the Western Australian Planning Commission on 18 October, 2016. The Structure Plan presently includes the following land uses:

- Residential, with densities of R25, R30 and R40.
- Local Open Space.

The current Lakes Road Structure Plan identifies the subject site with a 'Residential' zoning and an applicable R40 density code. Additionally, the subject site is identified as having a 'Future Access Point to Lakes Road' centrally located along the Lakes Road Frontage (identified by red arrow). Refer **Figure 6**.

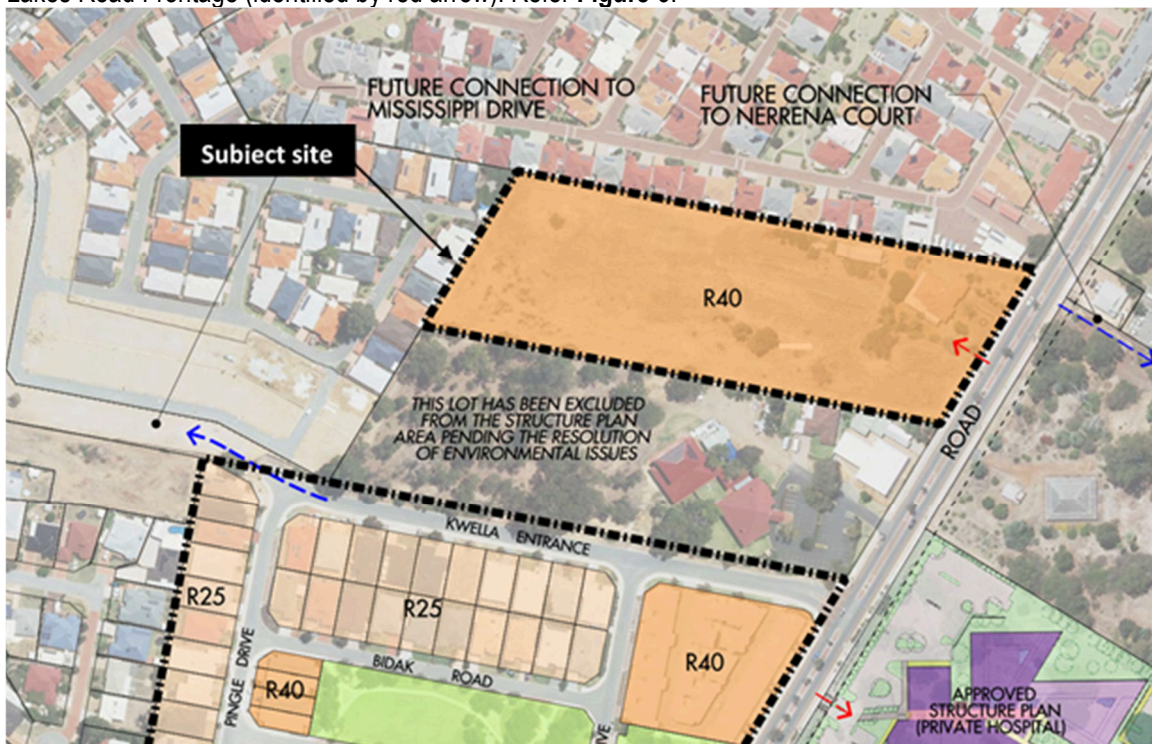


Figure 6 – Lakes Road Local Structure Plan

The proposed Structure Plan amendment facilitates the rezoning of the subject site to allow for coordinated development of a range of future healthcare services. The proposed Structure Plan amendment takes into consideration the proposed future development of the area, whilst considering the existing, residential and medical land uses within the surrounding area.

The proposed Structure Plan amendment has been prepared with due regard to the amenity of the existing locality and demonstrates how integration with the surrounding land uses has been considered and achieved. As such, the proposed Structure Plan amendment is consistent with the objectives of the Urban Development zone under LPS12.

1.3.5 Local Planning Policies

1.3.5.1 Local Planning Policy 16: Medical Centres

The City's Local Planning Policy 16 – Medical Centres (LPP16) was adopted by Council on 26 October 2010. The purpose of LPP16 is to assist the City in assessing proposed medical centres, particularly in terms of their proposed location. Currently under LPP16, an application for a Medical Centre land use within a Residential Zone could be considered in line with the provisions of LPP16.

Given the residential zoning applied to the site under the current Lakes Road Structure Plan, a Medical Centre could be considered with the provisions of LPP16.

LPP16 provides policy provisions that relate to location and built form considerations. This policy may be subject to consideration with any future development applications for the subject site once the amendment to the structure plan is adopted.

2 Site conditions and constraints

A detailed investigation into environmental considerations has not been undertaken as part of the Structure Plan Amendment process given the amendment relates to one lot within the Structure Plan that is within an urban environment and is already zoned to permit Residential and Commercial development.

The following summary comments are provided in relation to site conditions and constraints.

2.1 Biodiversity and natural area assets

There is little or no intact vegetation on the subject site. Rezoning of the subject site will therefore not impact on biodiversity or natural flora and fauna. Any future development of the subject site will therefore not require the removal of vegetation and therefore does not warrant further assessment at the development application stage.

2.2 Landforms and soils

2.2.1 Topography

The subject site is generally flat, with some gentle slopes from a low-point of 5.01m AHD near the southwest corner of the subject site to a high-point of 6.6m AHD near the south-eastern boundary of the subject site. This slope occurs across the depth of the site.

2.2.2 Contamination

The subject site is not listed as a contaminated site on the Department of Water and Environmental Regulation database. No known historical land uses that may have caused contamination.

2.2.3 Acid sulfate soils

The subject site is not identified as containing acid sulfate soils. No known risks of acid sulfate soils occurring within or in proximity to the site have been identified.

2.3 Groundwater and surface water

2.3.1 Groundwater

The subject site lies within two groundwater aquifer zones—the Superficial Aquifer and Leederville Aquifer. No Environmental Assessment Report has been completed as part of the amendment to the Structure Plan given that groundwater extraction is not likely to be required for future development of the subject site.

2.3.2 Surface water

There is no surface water present on the subject site. Consequently, surface water does not present a constraint to future development.

2.4 Bushfire hazard

The subject site is not located within a designated bushfire prone area.

2.5 Heritage

No sites of non-indigenous heritage have been identified within or adjacent to the subject site.

There is a registered Aboriginal site, the Serpentine River, that is relevant to the subject site. This Aboriginal Site (Serpentine River) is identified as a ceremonial and mythological site. The site is not registered under the *Aboriginal Heritage Act 1972* and will not be affected by the development.

2.6 Context and other land use constraints and opportunities

2.6.1 Noise Impacts

An Environmental Noise Assessment (**acoustic report**) has not been prepared as part of the amendment to the Structure Plan. Management of any noise emissions from future development is considered capable of being achieved through acoustic reporting at the development application stage.

3 Merit assessment

The following merit assessment relates to the proposed modifications to the Structure Plan.

3.1 Land use

The proposal seeks to modify the existing zoning for the subject site from ‘Residential R40’ to ‘Special Use (Healthcare)’. Whilst the proposal does depart from the current land use designation, given the location of the subject site, access to Lakes Road and proximity to existing approved medical and hospital related land uses within the immediate vicinity, the amended zoning is considered appropriate in the context of the existing local planning framework.

This amendment will continue to enhance the existing medical land uses within the local area and expand the provision of medical services available for the wider Mandurah region.

3.2 Movement

The proposed amendment to the Structure Plan does not seek to create new local roads, alter lot boundaries, or adversely affect any existing vehicle access arrangements.

The proposed amendment seeks to relocate the existing ‘Future Access Point to Lakes Road’ noted on the Structure Plan map. This relocation is to provide more appropriately located vehicle access points to the subject site to accommodate future development; one to the northern boundary of the lot and one to the southern boundary of the lot. These amended future access points from Lakes Road are shown on the amended Structure Plan Map – Refer **Plan 1**.

The two proposed vehicle access points are indicative only and are based on preliminary traffic and access assessment of the subject site and discussions with the City. During preliminary discussions with the City, the two proposed vehicle access points to Lakes Road were considered and generally supported subject to detailed design and Traffic Impact Assessment being completed at the development application stage demonstrating traffic modelling, analysis, and safe traffic operation. Future development applications will be subject to demonstrate compliance with all relevant standards. Refer **Figure 7** – proposed future Lakes Road access points.

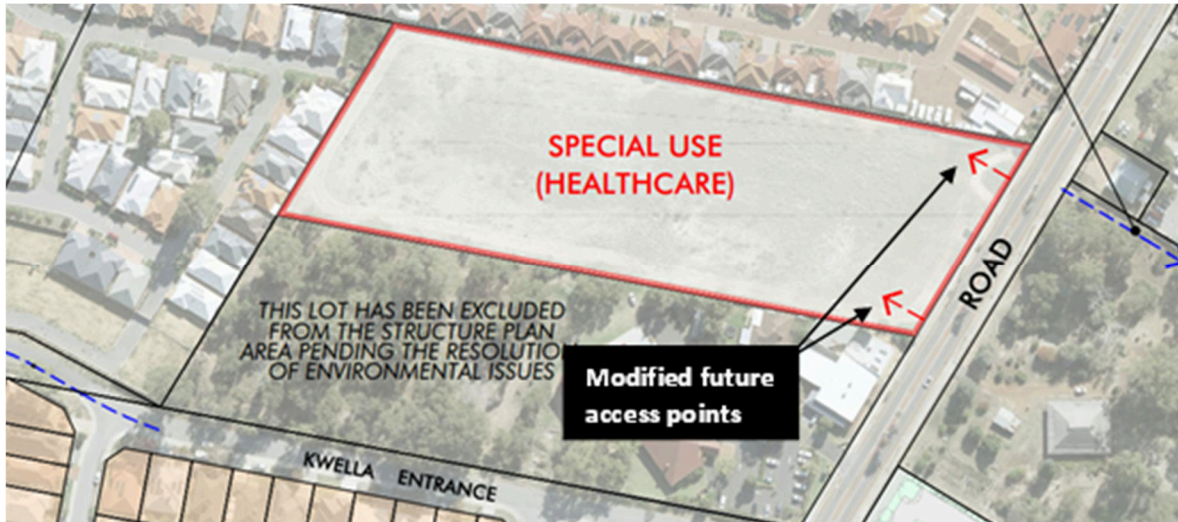


Figure 7 – Proposed Future Lakes Road Vehicle Access

The Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* form part of every local planning scheme. Clause 27 of the Deemed Provisions relates to the effect of a structure plan, with clause 27(1) stating:

- 27(1) *A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by, the structure plan when deciding the application.*

In considering the future development of the subject site, the proposed Lakes Road access arrangements will be given further consideration at the development application stage. If alternate access arrangements were proposed as part of a future development application and this was varied to the Structure Plan Map, the City must have due regard, but is not bound by, the requirements of the Structure Plan.

Reciprocal access arrangements are not proposed, nor is there any cogent need for there to be reciprocal access arrangements. This is because the subject site is capable of being independently accessed from Lakes Road. There is nothing in the planning framework which requires there to be reciprocal access arrangements in place prior to development. Nor is there any easement or other interest on the certificate of title putting in place reciprocal access arrangements.

3.3 Public parkland

The proposed land use of 'Special Use (Healthcare)' is a non-residential zoning which does not generate a need for local open space. The provision of local open space is covered by the existing Structure Plan within the residential development sites south of the subject site.

3.4 Built form

Under the Western Australian Planning Commission's *Structure Plan Framework*, structure plans are not intended to determine built form.

Notwithstanding the above, any development for the site should generally align with the preferred development standards specified in the table below.

Table 2 – Development Standards for Structure Plan Area

Element	Development Standard										
Building Height	Building height shall generally be limited to three (3) storeys to a maximum height of 12 metres, excluding any projections for services, antennae, mechanical plant and/or building service requirements. Minor projections shall be suitably screened to minimise visual impact from surrounding areas.										
Street Setback	Street setbacks are to be a minimum 15m.										
Side Setback	Side setbacks are to be a minimum of 7.5m.										
Rear Setback	Rear setbacks are to be a minimum of 10m.										
Car Parking	Car Parking is to be provided in accordance with the following minimum requirements: <table border="1" data-bbox="347 658 1337 1010"> <tbody> <tr> <td>Residential Aged Care Facility</td> <td>- 1 bay per unit</td> </tr> <tr> <td>Consulting Rooms</td> <td>- 4 bays per consultant</td> </tr> <tr> <td>Hospital</td> <td>Parking for a hospital shall be inclusive of: <ul style="list-style-type: none"> - 1 bay per two beds - 4 bays per procedure room - 1 bay per employee per largest weekday shift - 1 bay per doctor/consultant </td> </tr> <tr> <td>Medical Centre</td> <td>- 1 bay per staff member, plus 2 bays per consultant/practitioner</td> </tr> <tr> <td>Office</td> <td>- 1 bay per 50m² GLA</td> </tr> </tbody> </table>	Residential Aged Care Facility	- 1 bay per unit	Consulting Rooms	- 4 bays per consultant	Hospital	Parking for a hospital shall be inclusive of: <ul style="list-style-type: none"> - 1 bay per two beds - 4 bays per procedure room - 1 bay per employee per largest weekday shift - 1 bay per doctor/consultant 	Medical Centre	- 1 bay per staff member, plus 2 bays per consultant/practitioner	Office	- 1 bay per 50m ² GLA
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Medical Centre	- 1 bay per staff member, plus 2 bays per consultant/practitioner										
Office	- 1 bay per 50m ² GLA										
Landscaping	<ul style="list-style-type: none"> • A minimum ten percent of the site shall be landscaped and • A minimum three-metre-wide landscaping strip is to be provided at the front setback area, adjacent to Lakes Road 										

3.5 Utilities

The future development of the subject site will have access to services and utilities in the normal manner. The change of the use designation will not affect the manner in which services are provided to the Structure Plan area.

4 Conclusion

The proposed amendments to the Lakes Road Structure Plan seek to modify the current zoning of the subject site from 'Residential' to 'Special Use (Healthcare)'. The proposed modifications are consistent with the requirements of the State and Local planning framework.

The amendment is considered in line with the Outline Development Plan approved directly adjacent to the subject site at Lot 3 Lakes Road, Greenfields, which provides a 'Private Hospital' zoning to that development (refer **Figure 6**).

The modifications to the existing Lakes Road Structure Plan are considered to be complementary to the existing and future locality. Consequently, the modification to the Structure Plan warrants approval.

5 Appendices

The following appendices are provided to this report.

Appendix 1: Certificate of Title

Appendix 2: Feature Survey

**APPENDIX 1:
CERTIFICATE OF TITLE
LOT 4 (53-59 LAKES ROAD), GREENFIELDS**

WESTERN



AUSTRALIA

REGISTER NUMBER 4/D29224	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 23/8/2016

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1732 FOLIO 521

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4 ON DIAGRAM 29224

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MAINGATE HOLDINGS PTY LTD OF 32 CIRCE CIRCLE, DALKEITH

(T N092924) REGISTERED 14/8/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. *N536255 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 20/1/2017.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

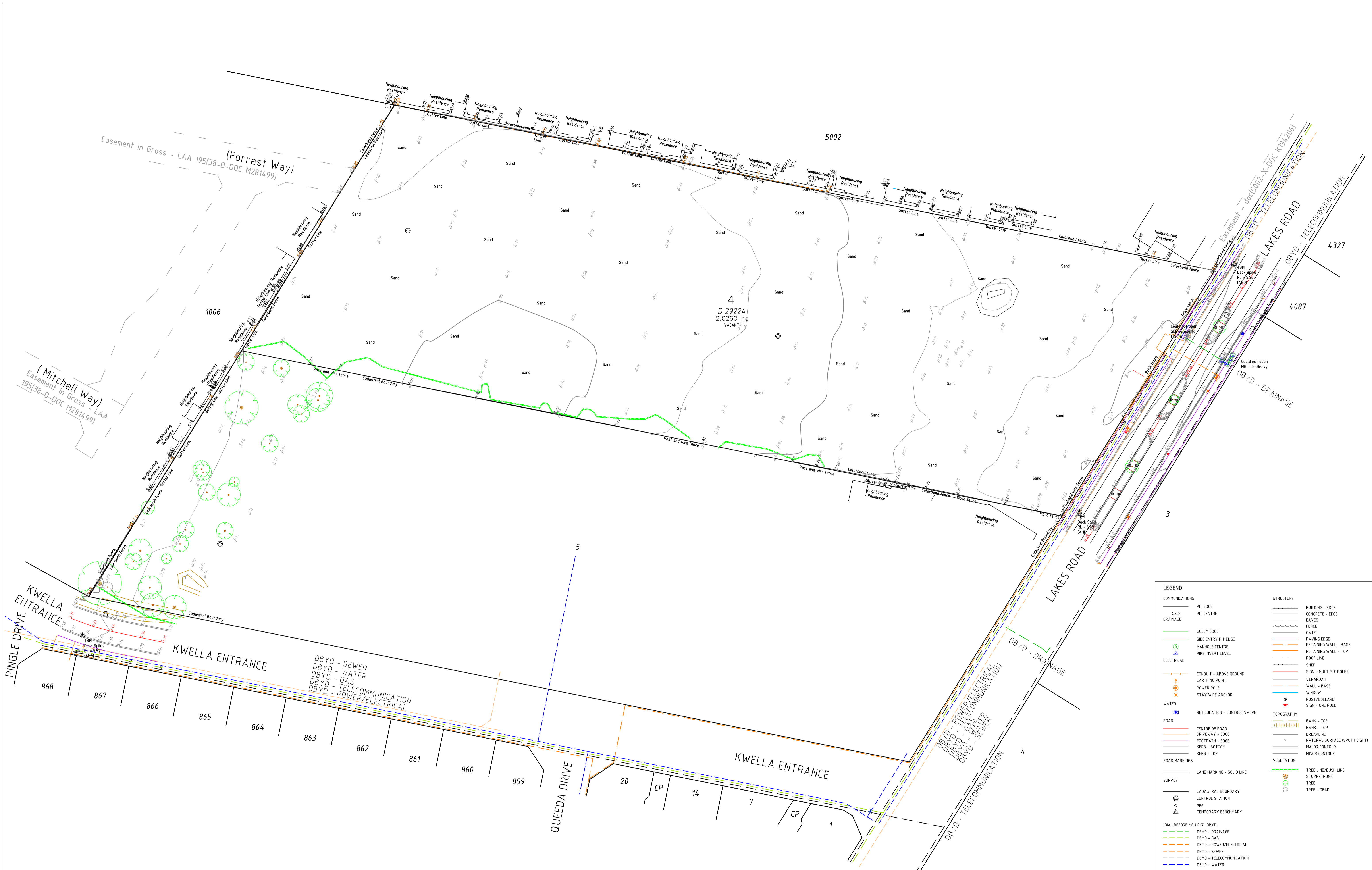
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1732-521 (4/D29224)
 PREVIOUS TITLE: 451-29A
 PROPERTY STREET ADDRESS: 53-59 LAKES RD, GREENFIELDS.
 LOCAL GOVERNMENT AUTHORITY: CITY OF MANDURAH

**APPENDIX 2:
FEATURE SURVEY**



LEGEND	
COMMUNICATIONS	STRUCTURE
— PIT EDGE	— BUILDING - EDGE
— PIT CENTRE	— CONCRETE - EDGE
DRAINAGE	— EAVES
— GULLY EDGE	— FENCE
— SIDE ENTRY PIT EDGE	— GATE
— MANHOLE CENTRE	— PAVING EDGE
— PIPE INVERT LEVEL	— RETAINING WALL - BASE
ELECTRICAL	— RETAINING WALL - TOP
— CONDUIT - ABOVE GROUND	— ROOF LINE
— EARTHING POINT	— SHED
— POWER POLE	— SIGN - MULTIPLE POLES
— STAY WIRE ANCHOR	— VERANDAH
WATER	— WALL - BASE
— RETICULATION - CONTROL VALVE	— WINDOW
ROAD	— POST/BOLLARD
— CENTRE OF ROAD	— SIGN - ONE POLE
— DRIVEWAY - EDGE	TOPOGRAPHY
— FOOTPATH - EDGE	— BANK - TOE
— KERB - BOTTOM	— BANK - TOP
— KERB - TOP	— BREAKLINE
ROAD MARKINGS	— LANE MARKING - SOLID LINE
— LANE MARKING - SOLID LINE	— NATURAL SURFACE (SPOT HEIGHT)
SURVEY	— MAJOR CONTOUR
— CADASTRAL BOUNDARY	— MINOR CONTOUR
— PEG	VEGETATION
— TEMPORARY BENCHMARK	— TREE LINE/BUSH LINE
'DIAL BEFORE YOU DIG' (DBYD)	— STUMP/TRUNK
— DBYD - DRAINAGE	— TREE
— DBYD - GAS	— TREE - DEAD
— DBYD - POWER/ELECTRICAL	
— DBYD - SEWER	
— DBYD - TELECOMMUNICATION	
— DBYD - WATER	

NOTES
 This plan has been prepared for the client and should not be used for any other purpose unless authorised by VERIS.
 Cadastral boundaries shown are subject to survey.
 Prior to the commencement of any work, relevant authorities should be contacted for the location of underground services.
 Due to oversighting some levels may be switched off for this plot only.
 Levels are based on AHD.
 This note is an integral part of this plan.

Rev.	Date	Description	Surveyor	Drawn	Approved
00	17/08/21	FIRST ISSUE	RB	AK	NK

veris
 WESTERN AUSTRALIA www.veris.com.au
 T 08 6241 3333 veris.wa@veris.com.au

Client: HUNT ARCHITECTS
 Surveyed By: RB Survey Date: 11/08/2021
 Drawn By: AK Drawn Date: 17/08/2021
 Approved By: NK
 Scale (A1): 1:500
 Hor Datum: PCG 94
 Vert Datum: AHD (Based on_SMMASE11)

CONTOUR AND FEATURE SURVEY
 Lot 4 on D 29224
 53 LAKES ROAD, GREENSFIELD WA

Job No	Item No	Plan No	Rev
636725 - 000 - 001 - 00			

Sheet 1 of 1