

Lakelands Town Centre - Precinct Structure Plan

August 2022



Part One – Implementation

Endorsement

This Precinct Structure Plan is prepared under the provisions of the City of Mandurah Local Planning Scheme No 12
(in accordance with Part 5 of the Deemed Provisions for Local Planning Schemes)

IT IS CERTIFIED THAT THIS PRECINCT STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE

WESTERN AUSTRALIAN PLANNING COMMISSION ON:

13 May 2022

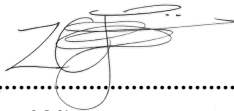
DATE

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commissions pursuant to

section 16 of the Planning and Development Act 2005 for that purpose in the presence of:



Witness

17 May 2022

Date

Date of Expiry 17 May 2032



Table of Amendments

Amendment No	Summary of Amendment	Amendment Type	Date Approved by the WAPC
1	Introduction of Mixed Business Precinct to southern side of Lake Valley Drive and to include Residential Frame along Cobaki Brace; Precinct Structure Plan Text reformatted as per SPP7.2 -Precinct Plan Manner and Form; Amendment 1 Report Included as an Appendix;	Standard	07 October 2022

Executive Summary



Item	Data
Total Area Covered by the Precinct Structure Plan	19.16 hectares
Area of Each Land Use Proposed	
• Residential / Mixed Use	4.75 hectares
• Commercial / Mixed Business	10.2 hectares
• Total Estimated Lot Yield	75
Estimated Number of Dwellings	140
Estimated Residential Site Density	30 dwellings per site / hectare
Estimated Population	320
Number of High Schools	0
Number of Primary Schools	0
Estimated Commercial Floor Space	30,000 square metres nett lettable area
Estimated Area and Percentage of Public Open Space	0.24 hectares (1.29%)
• Regional Open Space	N/A
• District Open Space	N/A
• Neighbourhood Parks	N/A
• Local Parks	0.24 hectares
Estimated Percentage of Natural Area	N/A



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1. Precinct Structure Plan Area

This Precinct Structure Plan, once endorsed, becomes the development control plan for the Lakelands Activity Centre, providing subdivision, land use and development standards for the Centre as required by the local planning scheme.

This Precinct Structure Plan shall apply to the land contained within the inner edge of the line denoting the Lakelands Activity Centre as shown in Plan 1.

2. Objectives

To create a pedestrian orientated town centre with an active main street and town square to service the retail, social and recreational needs of the wider residential catchment, which involves the following priorities;

- Providing a pedestrian orientated main street;
- Focusing the centre on the town square;
- Providing an architectural and landscape response to the Mandurah Road elevation;
- Providing for community facilities in the built and open space environment.
- To facilitate development of large format retail in accordance with the role of a district centre

3. Operation

This Precinct Structure Plan comes into effect on the date the Precinct Structure Plan is approved by the Western Australian Planning Commission pursuant to Clause 28 of the Deemed Provisions.

The Lakelands Precinct Structure Plan is valid for 10 years from the date of approval unless otherwise extended in accordance with Clause 28(2) of the Deemed Provisions.

The Lakelands Town Centre Precinct Structure Plan has been prepared to fulfil the requirements of an Activity Centre Plan as required by State Planning Policy 4.2 (Activity Centres for Perth and Peel) and Part 4 of the Deemed Provisions.

4. Staging

Staging will progress as per market demands for additional retail floorspace and medium density residential within the Precinct Structure Plan Area.



5. Subdivision and Development Requirements

5.1 Activity Centre Precincts

For the purposes of providing specific details relating to subdivision and land use requirements within the Lakelands Town Centre, the Activity Centre has been broken down into the following sub-precinct areas:

- District Centre - Core Retail and Main Street;
- District Centre - Free Standing;
- District Centre – Mixed Business;
- Mixed Use
- Residential Frame – R40

5.2 Land Use Permissibility

5.2.1 Land use permissibility within the Precinct Structure Plan area shall be in accordance with Table 1: Zoning Table.

5.2.2 Where a land use is proposed that has not been specifically referred to in the Land Use Table and cannot reasonably be determined as falling within a use class referred to in the Table, Council may consider the use in accordance the Scheme.

Note: *The relevant clause is 3.3.6 of Scheme 12.*

5.2.3 Land Uses shall be taken to have the same meaning as defined within the Scheme and Appendix 1 of the R-Codes.

5.2.4 Land uses within all public spaces shall be determined as per the reserved land of the Scheme

5.3 Subdivision Requirements

5.3.1 Subdivision of any lot within the Lakelands Activity Centre shall generally only be supported if in accordance with:

- An approved Local Development Plan for sites within the Mixed Use precinct; or
- The proposed subdivision represents a minor boundary adjustment where no additional lots are being created and the future development of the land in accordance with the provisions of this plan are not compromised.

5.3.2 A Notification on Title will be recommended as a condition of subdivision for all Mixed Use lots identified as being within close proximity to a Tavern within the District Centre Main Street precinct.

5.4 Application of the Residential Design Codes

- (a) Residential densities shall be as shown on Plan 1 Lakelands Town Centre Precinct Structure Plan.
- (b) A maximum height level of 2 storeys shall apply to the Residential Frame.



Table 1 Zoning Table

	District Centre: Main Street	District Centre: Free Standing	District Centre: Mixed Business	District Centre: Mixed Use	Residential
amusement parlour	P	P	X	X	
bed and breakfast	P #	P #	X	P	
bulky goods showroom	X	P	P	X	
car park	P	P	X	P	
child care premises	D	D	D	A	
club premises	P	P	X	X	
community purpose	D	D	P	A	
consulting rooms	P	P	X	P	
convenience store	P	P	X	D	
educational establishment	D	D	X	A	
family day care	P #	P #	X	P	
fast food outlet	X	P	X	X	
grouped dwelling	P #	P #	X	P	
holiday accommodation	D	D	X	A	
holiday house	P #	P #	X	P	
home business	P #	P #	X	I	
home occupation	P #	P #	X	I	
home office	P #	P #	X	I	
hotel	D	D	X	X	
liquor store- large	D	D	X	X	
liquor store - small	P	P	X	D	
market	P	P	X	D	
medical centre	P	P	P	P	

As per Residential zone of Local Planning Scheme No 12



	District Centre: Main Street	District Centre: Free Standing	District Centre: Mixed Business	District Centre: Mixed Use	Residential
motel	D	D	X	A	As per Residential zone of Local Planning Scheme No 12
motor vehicle repair	X	D	X	X	
motor vehicle wash	X	D	X	X	
multiple dwelling	P #	P #	X	P	
nightclub	X	X	X	X	
office	P	P	D	P	
place of worship	D	D	X	A	
reception centre	P	P	X	X	
recreation - private	P	P	P	X	
restaurant/cafe	P	P	I	P	
restricted premises	X	X	X	X	
residential aged care	P #	P #	X	P	
service station	X	P	X	X	
serviced apartments	D	D	X	A	
shop	P	P	I	P	
single house	X	X	X	P	
small bar	P	P	X	P	
tavern	D	D	X	X	
telecommunications infrastructure	P	P	X	D	
tourist development	D	D	X	A	
veterinary centre	D	D	P	X	

P – Permitted; I – Incidental; D – Discretionary; A – Discretionary Requiring Advertising; X – Not Permitted; #– Above Ground Floor Only;



5.5 Main Street Activation

All development within the Lakelands Activity Centre shall seek to maximise activation of the Main Street as identified within Plan 1.

To fulfil this requirement, the following shall be required as a minimum:

- (a) On-site car parking and service areas shall be located away from the street edge;
- (b) The design of the car parking areas shall be consistent with the overall vision and include well designed landscaping;
- (c) Crossovers shall be provided as per Plan 1;
- (d) Services areas shall be discrete with rubbish bins, plant and equipment screened from the public view;
- (e) Ground floor tenancies shall incorporate full height glazing to street elevations with shading devices for solar control as required;
- (f) Building entrances at ground floor levels shall address the primary street frontage and be clearly identified;
- (g) A canopy or awning shall be provided to all ground floor tenancies adjacent to a street, to a minimum height of 3m, and a minimum depth of 2.5m into the street;
- (h) Areas of blank wall at ground floor level shall be minimised along any street frontage;
- (i) Corner lots shall have active frontages to both streets;
- (j) Commercial development to have a minimum nil setback to the main street.

5.6 Building Design and Architectural Form

- (a) New developments should respond to the context and climate and should contribute positively to the desired character of each precinct as well as reinforcing a strong overall sense of place.
- (b) Careful consideration should be given to the interface between each precinct and to the relationship between new developments and adjoining areas.
- (c) A minimum nil setback applies to all development within the Commercial (Main street) and Commercial (Mixed Use) precincts.
- (d) Development along the Lake Valley Drive and Mandurah Road frontage shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials.
- (e) Corner buildings are to address both frontages and should articulate the corner by incorporating a distinctive design feature (such as a tower element or entrance feature).
- (f) Ground floor windows of unobscured glass are required to be provided along all street frontages with the exception of Mandurah Road.
- (g) The public faces of buildings should be detailed in order to provide visual richness and variety. This can be achieved through the use of a variety of materials, surface modelling, projections such as balconies and verandas, the spacing of windows and doors, and the integration of art.
- (h) Exterior materials are to be robust, durable, and resistant to vandalism. Preferred materials for building walls and paving are masonry, brick, limestone, light framing clad with profiled steel sheet, and similarly coloured or painted and textured concrete.



A schedule of proposed exterior colours and materials is to accompany applications for development approval.

- (i) Where there is proposed commercial development adjoining residential development, due regard shall be given to minimising bulk and height of the commercial building to the residential lots.

5.7 Signage

- (a) No pylon signs are to be permitted within the Lakelands Activity Centre.
- (b) All other signage is to be in accordance with Local Planning Policy 2: Signage, unless otherwise specified within the approved signage concept plan for the Lakelands Activity Centre.
- (c) The total area of any window sign must not cover more than one quarter (25%) of the total glazed surface area. The remaining glazed surface is to remain visually permeable.
- (d) No signage shall be permitted to the rear of commercial buildings facing Cobaki Brace.
- (e) The proposed locations for signs for the Mixed Business precinct shall be nominated at the time of application for development approval.

5.8 Pedestrian Access

- (a) The design for exterior spaces, including car parks, is to provide a priority access for pedestrians. This shall include footpaths being continuous over driveways.
- (b) The pedestrian environment within the Mixed Business precinct should include street trees, footpaths seating, lighting, shade and connection to the wider pedestrian environment, to ensure pedestrian comfort and promote walkability.

5.9 Car Parking

- (a) Car parking is to be provided in accordance with Table 2.

Table 2 Car Parking Requirements

Use	Standard (Floorspace in Gross Leasable Area)
Residential	As per R-Codes
Commercial, Retail, Dining and Entertainment	4 bays per 100m ²
Office	1 bay per 50m ²
Bulky Goods Showroom	1 per 40m ²
All Other Uses	As per the Scheme

- (b) Car parking ratios are calculated across both the District Centre (Main Street) and District Centre (Freestanding) Precincts, with reciprocal access to carparking to be maintained between all tenancies.

- (c) Multi storey car parks are to be screened from all street frontages and sleeved with other uses such as offices, retail and residential development.

5.10 Noise Attenuation

- (a) All new development within the Lakelands Activity Centre shall address the potential adverse impacts of noise intrusion and noise emissions at the planning and design stage, incorporating appropriate measures at the time of construction to achieve compliance with the relevant Australian Standard.

Note: *The current Australian Standard is AS2107:2000 "Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors";*

- (b) All mixed use buildings that include a residential component must be designed to minimise structural noise transfer between ground floor commercial or retail uses and the residences above.
- (c) A solid masonry wall, between the Mixed Business Precinct and the Residential Frame along Cobaki Brace, will be required to be constructed prior to the commencement of use of any development within the Mixed Business Precinct. The height of the wall shall be determined through the submitted acoustic assessment report.
- (d) For development within the Mixed Business precinct, an Acoustic Report will need to be prepared by a qualified acoustic (noise) consultant to confirm that the development complies with the requirements of the *Environmental Protection Noise Regulations 1997*. The Acoustic Report will be required to accompany an application for development approval.

5.11 Landscape Design

- (a) A minimum of 10% of the site shall be landscaped.
- (b) A minimum of one shade tree per 4 uncovered bays shall be provided (minimum 45 litre for exotics and 1 litre for natives);
- (c) Landscaped areas should be at least 1 metre wide with a minimum area of 2m² to ensure enough space for plants to grow and to be of any landscape value;
- (d) All landscaped areas shall be reticulated unless the applicant can provide satisfactory evidence that reticulation is not necessary. A minimum of 75mm of mulch (gravel not permitted) is to be applied to all landscaping beds);
- (e) Vertical green walls and rooftop gardens are encouraged. Vertical green walls will be calculated as contributing 1 square metre of the landscaping requirement for every 2 square metres of vertical element;
- (f) Where paving within lot boundaries of private land abuts or is visible from the street or public spaces, effort should be made to coordinate the paving with that in the public areas, in terms of colour, scale and texture;
- (g) In order to increase on site water absorption and reduce run-off, paving which facilitates or promotes these qualities should be used for all hard surfaces.





5.12 Safety and Security

- (a) In order to ensure active street fronts and public spaces, all rubbish collection, loading areas and service zones shall be located at the rear of the building.
- (b) All plant and equipment (e.g. air-conditioners etc) shall be designed to be integrated into the design of the building, screened from view and appropriately located to minimise noise impact on adjacent residents.
- (c) Building and landscape design is to avoid the formation of 'blind' spaces, corners or alleys that cannot be seen from within the most used rooms of a building or from approach paths.
- (d) Where provided, security screens and grills are to be designed to be integral to the architecture of the development. (Reference shall be made to the WAPC's Safer Places by Design Planning Guidelines).

5.13 Transport Impact Assessment

An Updated Transport Impact Assessment to the satisfaction of the City of Mandurah and Main Roads Western Australia is to be prepared prior to subdivision or development of the Mixed Business Sub-precinct. Any recommendation of the Transport Impact Assessment is to be implemented prior to subdivision clearance or commencement of development.



6. Local Development Plans

A Local Development Plan (LDP) is required in accordance with Part 6 of the Deemed Provisions prior to the development or subdivision of land within the Mixed-Use Precinct.

The LDP is required to address the following criteria:

- (a) Provide for a minimum dwelling yield the equivalent of R50 density;
- (b) Incorporate a variety of housing options that provides a transition from the Main Street to the existing residential areas of Lakelands, including higher density residential at key entrance points;
- (c) Provide for a legible street network with an integrated use of public and private space;
- (d) Provide strong pedestrian and cyclist connections to the remainder of the Activity Centre;
- (e) Identify lots that have the potential to be impacted by noise arising from a Tavern within the Commercial Precinct and provide associated Quiet House Design guidelines in order to achieve an internal environment that complies with the relevant Australian Standard

Note: The current Australian Standard is AS2107:2000 "Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors";

- (f) Provide for a minimum scale of 2 storeys; and
- (g) Incorporate site and development standards to ensure the buildings and streets are urban in form and provide for passive surveillance of streets and public spaces including, unless otherwise covered by the R-Codes:
 - Residential development to be designed as street front development with active and permeable frontage to buildings;
 - Developments to provide openings to the street and other public spaces to facilitate surveillance and pedestrian safety;
 - Development on corner lots being designed to address both streets;
 - No blank walls being permitted on any street frontage; and
- (h) Any fence within the front setback area to be visually permeable above 1.2m.

7. Other Requirements

There are no other requirements that apply to the Precinct Structure Plan with regard to infrastructure and funding arrangements for community infrastructure.

Sub-Precincts

- R-AC3 District Centre: Core Retail
- R-AC3 District Centre: Main Street Commercial
- R-AC3 District Centre: Free Standing Commercial
- R-AC3 District Centre: Mixed Business
- R-AC3 Community Purpose
- R-AC3 District Centre: Mixed Use (Subject to LDPs)
- R40 Residential (Maximum Two Storeys)

Public Spaces

- Town Square
- Public Open Space
- Active Recreation

Overlays

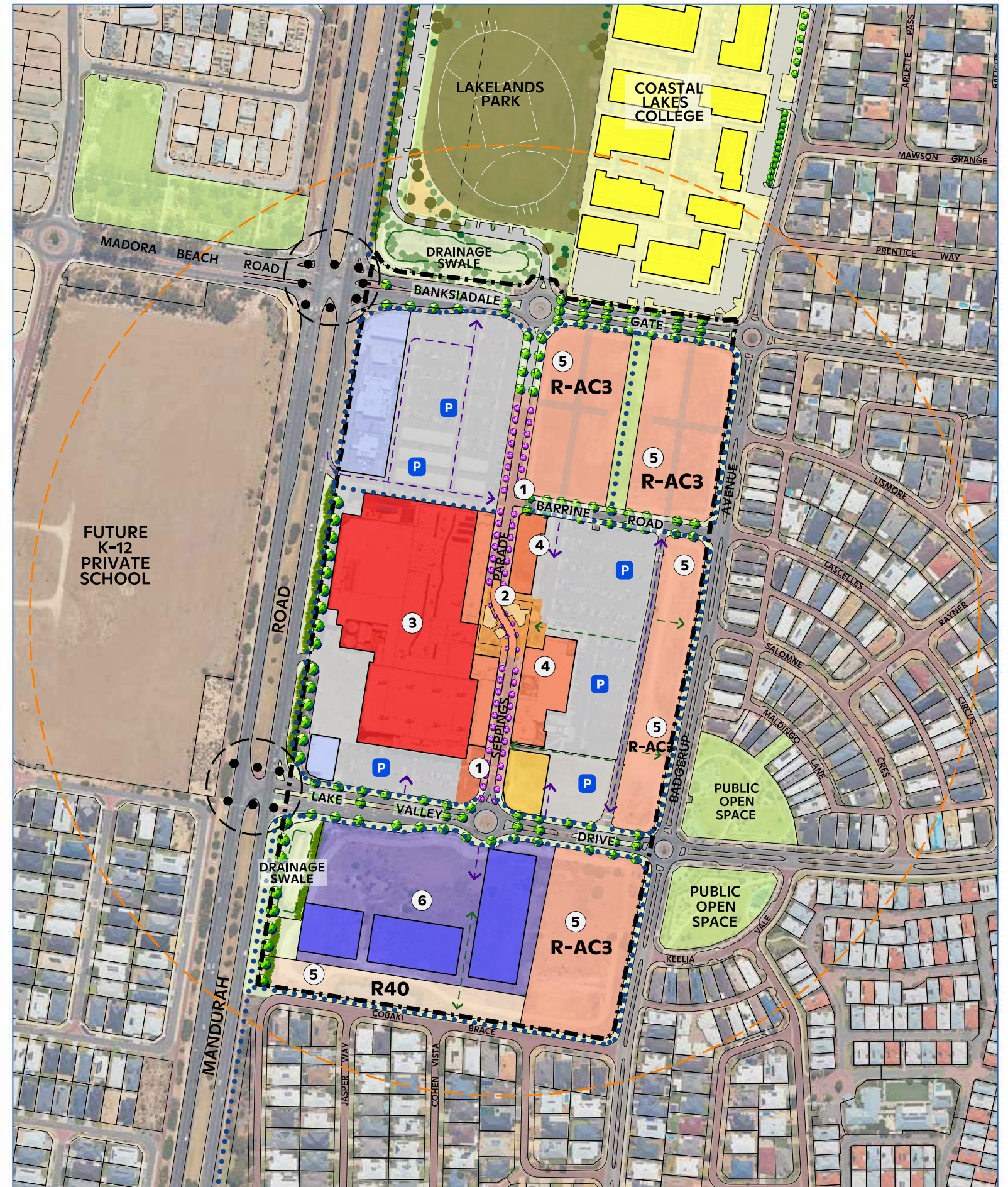
- P Core Parking Areas
- Main Street
- ↔ Vehicle Accessways / Car Park Entry
- ↔ Pedestrian Accessway
- 400m Walkable Catchment
- Shared Path Network
- ⦿ Existing Traffic Signals

Precinct Structure Plan Boundary

All details shown on the Precinct Structure Plan are indicative only and subject to further detailed design. Details shown on the Precinct Structure Plan that are outside the Plan Boundary require separate approvals as required by the local planning scheme.

Plan Notes

- ① The main street being a publically accessible street designed to have a compact and fine grain urban form with on-street parking, outdoor dining spaces, street furniture, street trees and landscaping, with awnings for pedestrian weather protection
 - ② The town square being the 'heart' of the centre, designed to be a natural meeting place and accommodating a range of activities, public art, outdoor dining and street furniture with emphasis of shopping centre having key entry point adjacent to the square
 - ③ Retail centre being a 'District Centre' size providing for a range of retail and shopping experiences, with a built form that addresses the main street and public spaces through architectural features, external access points, and colours and materials
 - ④ Main Street Commercial tenancies to provide for a night time economy for the town centre that may include tavern, restaurant and entertainment
 - ⑤ Mixed Use and Residential frame providing for a range of housing options that responds to the town centre and provides a transition from existing residential areas, including higher density residential at key points, addresses public spaces, streets and car parking.
- Quiet House Design Requirements are required for residential development within proximity to the Tavern together with Notification on Titles. An acoustic report outlining recommendations must be prepared to achieve an internal environment that complies with Australian Standard AS 2107:2000 "Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors."
- ⑥ Mixed Business Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive and developed in a manner to minimise impact on the adjacent residential, while accommodating a north-south pedestrian link to the activity centre core.







PEET

JULY 2022

**PLANNING PROPOSAL AND JUSTIFICATION
BULKY GOODS DEVELOPMENT**

Lakelands Town Centre PRECINCT STRUCTURE PLAN

**PROPOSED AMENDMENT
Lot 9124 (Southern Site)**

 **CITY OF
MANDURAH**

HATCH | RobertsDay

DOCUMENT CONTROL

Title: Planning Proposal and Justification, Proposed Amendment to the Lakelands Precinct Structure Plan

Prepared for: Peet Limited c/- Peet Mandurah Syndicate Ltd

Prepared by: Hatch | RobertsDay

Project Team: Town Planning Hatch | RobertsDay

Architecture The Buchan Group

Retail and Economics FAR Lane

Traffic and Transport GTA Consultants

Acoustic Advisory Lloyd George Acoustics

Leasing Advisory Vend Property Pty Ltd

REVISION	COMMENT	AUTHOR	APPROVED BY	DATE ISSUED
A	Draft for Client Review	ED	AB	19 October 2020
B	Client Feedback; for lodgement with City	ED	AB	4 November 2020
C	DPLH Feedback	TP	AB	5 November 2021
D	DPLH Feedback	TP	AB	5 July 2022

HATCH | RobertsDay

Disclaimer:

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1.0 ENDORSEMENT PAGE

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Signed for and on behalf of the Western Australian Planning Commission

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an officer of the Commission duly authorised by the Commissions pursuant to
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.....
Witness

.....
Date

Date of Expiry

2.0 EXECUTIVE SUMMARY

This Report has been prepared by Hatch | RobertsDay on behalf of Peet Limited c/- Peet Mandurah Syndicate Ltd to provide the planning rationale and justification for a formal request to alter the planning framework allowing Bulky Goods Showrooms and other incidental commercial uses to be considered on the southern site within the Lakelands Precinct Structure Plan.

The site subject of this request is legally described as Lot 9124 on Plan 412066, and currently designated as Mixed Use R-AC3 under the Lakelands Precinct Structure Plan and Residential R-AC3 under the Lakelands West Outline Development Plan (ODP).

Lot 9124 is 7.6322 hectares and is owned by Peet Mandurah Syndicate Ltd. In its current state, Lot 9124 comprises three separate parcels of land, generally aligning with the residential frame identified in the Precinct Structure Plan and ODP surrounding the established shopping centre. The balance of lot 9124 north of Lake Valley Drive is subject to separate planning and subdivision applications and does not form part of this proposal.

The landowner is in the process of subdividing a 1.2 hectare eastern portion of the site to be made available for an Aged Care development. The Aged Care proposal has been approved by the Metro Outer Joint Development Assessment Panel and is being developed by others.

The site subject of this submission is approximately 3.08 hectares in size as generally shown on the site map on page 8.

The proposal is to convert the site from its current Mixed Use Residential R-AC3 zoning designation to District Centre - Mixed-Business and Residential under the Lakelands

Precinct Structure Plan. A suggested modification table has been prepared addressing other supplementary modifications that are considered necessary in order to accommodate the proposal.

This report is structured as follows:

Part 1 - Implementation

- **Planning Proposal** - clarity on what this submission is requesting (ie. District Centre - Mixed-Business & Residential zoning).
- **Design Considerations** - rationale for the most logical arrangement of form, massing and uses on the site.

Part 2 - Explanatory

- **Planning Framework** - relevant strategic and statutory planning framework at both the State and local level.
- **Site context** - an understanding of the population serviced by the proposal and an appreciation of existing land uses influencing the site.
- **Issue with current zoning** - development possibilities and likely planning outcomes under the current framework, and issues thereof.
- **Technical Report Summary** - Key findings and considerations gleaned from studies completed in support of this submission.

This submission is supported by the following technical studies, provided as appendices to this document:

1. **Bulky Goods Retail Assessment**, prepared by FAR Lane.
2. **Transport Impact Assessment**, prepared by GTA Consultants.
3. **Environmental Noise Assessment**, prepared by Lloyd George Acoustics.

The proposal has also benefited from the following additional inputs and early advice:

- Architecture and built-form, with the concept plan prepared by the Buchan Group in collaboration with the project team.
- Leasing and commercial tenant requirements, provided by Vend Property.
- Market research, provided by Peet Limited.

This submission has been prepared following engagement with the Senior Planning Staff within the City of Mandurah's Administration, including several meetings and liaisons with the project team to address the relevant planning requirements.

The proposal is presented for the City of Mandurah's consideration and recommendation, before ultimate determination of the request by the Western Australian Planning Commission.

Lakelands Town Centre

PRECINCT STRUCTURE PLAN

PROPOSED AMENDMENT

Lot 9124 (Southern Site)

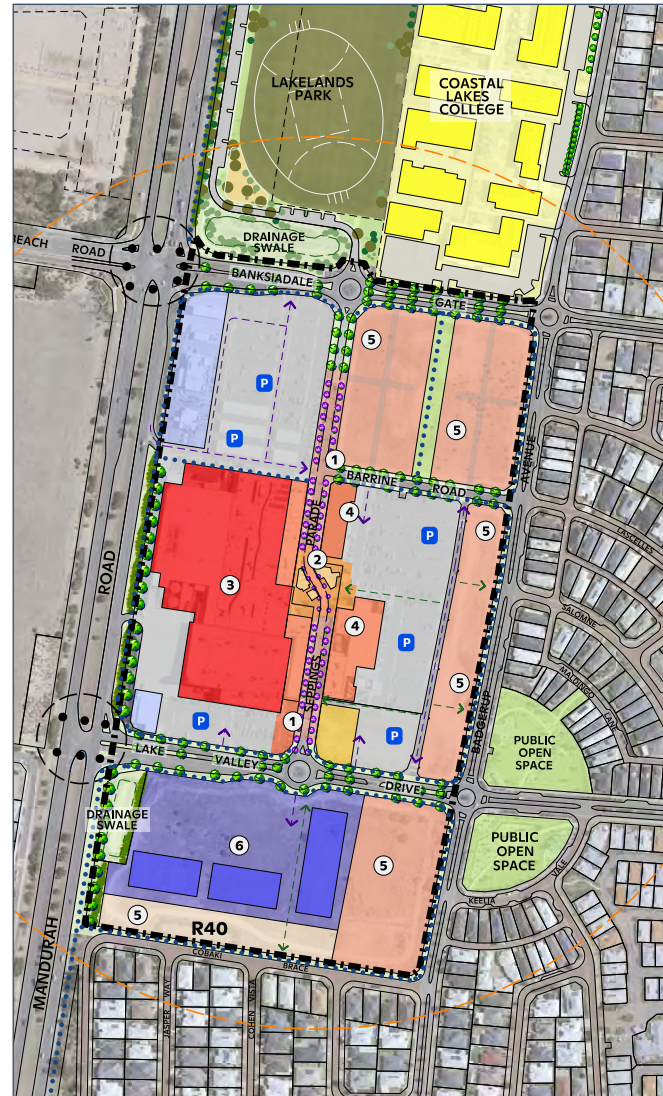
Part 1: Implementation

3.0 PRECINCT PLAN AREA

LAKELANDS ACP (EXISTING)



LAKELANDS ACP (PROPOSED)



LEGEND

Sub-Precincts

- District Centre Core Retail
- District Centre Main Street Commercial
- District Centre Free Standing Commercial
- District Centre Mixed Business
- Community Purpose
- Mixed Use (Subject to LDPs)
- R40 Residential Frame (Maximum Two Storeys)

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- Public Open Space
- Active Recreation

Overlays

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- ② The town square being the 'heart' of the centre, designed to be a natural meeting place and accommodating a range of activities, public art, outdoor dining and street furniture with emphasis of shopping centre having key entry point adjacent to the square
- ③ Retail centre being a 'District Centre' size providing for a range of retail and shopping experiences, with a built form that addresses the main street and public spaces through architectural features, external access points, and colours and materials
- ④ Main Street Commercial tenancies to provide for a night time economy for the town centre that may include tavern, restaurant and entertainment
- ⑤ Mixed Use and Residential frame providing for a range of housing options that responds to the town centre and provides a transition from existing residential areas, including higher density residential at key points, addresses public spaces, streets and car parking.
- ⑥ Quiet House Design Requirements are required for residential development within proximity to the Tavern together with Notification on Titles. An acoustic report outlining recommendations must be prepared to achieve an internal environment that complies with Australian Standard AS 2107:2000 "Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors."
- ⑦ Mixed Business Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive and developed in a manner to minimise impact on the adjacent residential, while accommodating a north-south pedestrian link to the activity centre core.

PROPOSED AMENDMENT

The proposal is to convert the site from its current Mixed Use Residential R-AC3 zoning designation to District Centre - Mixed-Business and Residential under the Lakelands Precinct Structure Plan. A suggested modification table has been prepared addressing other supplementary modifications that are considered necessary in order to accommodate the proposal.

A north-south pedestrian linkage is retained, such that the proposal does not hinder the established planned outcome to provide a direct pedestrian link for residents to the south to the Lakelands town centre.

The Town Park is proposed to be removed as its utility was largely connected with the site's use for residential purposes. Refer to section 7.0, design considerations for further justification.

Suggested Modification Table

ACP Section / Reference	Action (Modification)
Executive Summary	The Executive Summary be updated to reflect the changes to land uses, estimated lot yield, estimated dwelling numbers, population and commercial floor space resulting from the amendment.
Clause 1.3 Operation	Modify to state <i>'This structure plan comes into effect on the date the structure plan is approved by the Western Australian Planning Commission pursuant to Clause 28 of the Deemed Provisions. This structure plan is valid for 10 years from the date of approval unless otherwise extended in accordance with Clause 28(2) of the Deemed Provisions'</i>
Clause 1.4 Activity Centre Purpose	Modify to state to state <i>'The Lakelands Town Centre Precinct Structure Plan has been prepared to fulfil the requirements of an Activity Centre Structure Plan as required by State Planning Policy 4.2 (Activity Centres for Perth and Peel) and Part 4 of the Deemed Provisions'</i>
Clause 1.5 Precinct Structure Plan Objectives	Add the following priority: <ul style="list-style-type: none"><i>'To facilitate development of large format retail in accordance with the role of a district centre.'</i>
Clause 2.1 Activity Centre Precincts	Insert 'District Centre - Mixed Business' subprecinct and 'Residential Frame - R40' sub-precinct in dot points
Clause 2.2.2 Note	Modify note to state 'The relevant clause is 3.3.6 of Local Planning Scheme 12.'

Table 1-Zoning Table

The Precinct Structure Plan Text: Table 1-Zoning Table be modified to include a column for the Mixed Business Sub-Precinct with the following land use permissibilities:

<i>Use</i>	<i>Permissibility</i>
Medical centre	P
Health studio	P
Showroom	P
Civic use	P
Veterinary clinic	P
Child care centre	D
Office	D
Shop	I
Restaurant	I
Liquor store	X
Fast food outlet	X
Consulting rooms	X
Tavern	X
Service station	X
Motor vehicle repair	X
Single dwelling	X
Grouped dwelling	X
Multiple dwelling	X
Bed and breakfast	X
Motel	X

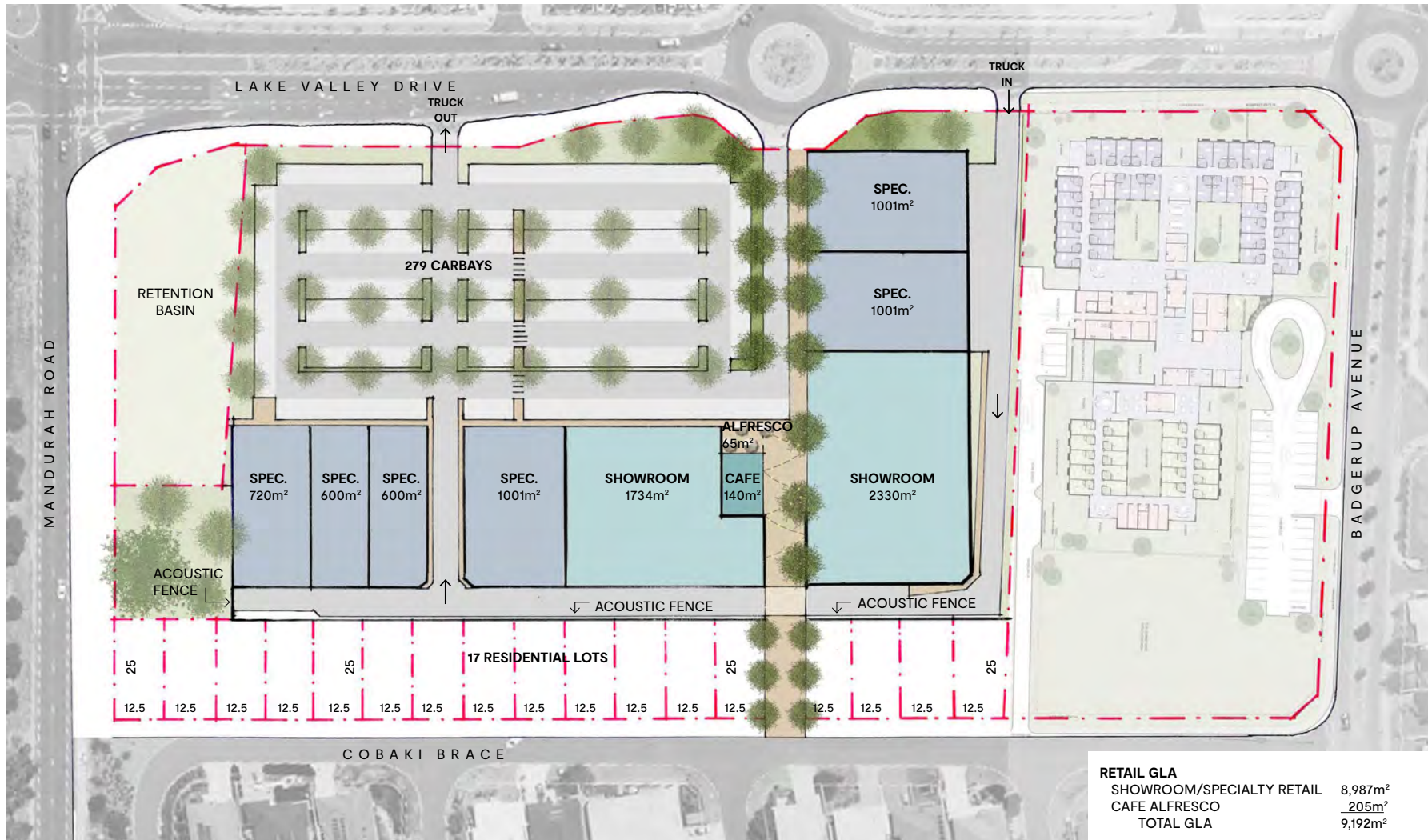
(Note: 'P' – permitted; 'D' – discretionary; 'I' – Incidental; 'X' – not permitted)

Table 1 – Zoning Table	Include a column titled ‘Residential Frame’. Land Use permissibilities to have a notation ‘As per Residential zone of Local Planning Scheme No.12.’
Clause 3.2(d)	Modify to state ‘Development along the Lake Valley Drive and Mandurah Road frontages shall be designed to provide visual interest, including the provision of landscaping, building articulation and use of a variety of materials.’
Clause 3.2	Add clause 3.2 (h) to state ‘Exterior materials are to be robust, durable, and resistant to vandalism. Preferred materials for building walls and paving are masonry, brick, limestone, light framing clad with profiled steel sheet, and similarly coloured or painted and textured concrete. A schedule of proposed exterior colours and materials is to accompany applications for development approval.’
Clause 3.2	Add clause 3.2 (i) to state ‘Where there is proposed commercial development adjoining residential development, due regard shall be given to minimising bulk and height of the commercial building to the residential lots.’
Clause 3.3	Modify clause 3.3 Signage to add dot points (d) and (e) to state ‘No signage shall be permitted to the rear of commercial buildings facing Cobaki Brace’ and ‘The proposed locations for signs for the Mixed Business precinct shall be nominated at the time of application for development approval.’
Clause 3.4	Modify clause 3.4 Pedestrian access to add additional text stating ‘The pedestrian environment within the Mixed Business precinct should include street trees, footpaths, seating, lighting, shade and connection to the wider pedestrian environment, to ensure pedestrian comfort and promote walkability.’
Table 2	Modify Table 2 Car Parking to add car parking provision for Bulky Goods Showrooms as 1 bay per 40m2.
Clause 3.6	Modify clause 3.6 Noise Attenuation to add clause 3.6 (c) to state ‘A solid masonry wall, between the Mixed Business Precinct and the Residential Frame along Cobaki Brace, will be required to be constructed prior to the commencement of use of any development within the Mixed Business Precinct. The height of the wall shall be determined through the submitted acoustic assessment report. Add an additional dot point (d) to state ‘For development within the Mixed Business precinct, an Acoustic Report will need to be prepared by a qualified acoustic (noise) consultant to confirm that the development complies with the requirements of the Environmental Protection Noise Regulations 1997. The Acoustic Report will be required to accompany an application for development approval.’
Clause 3.8	Modify clause 3.8 Application of the Residential Design Codes to state ‘Residential densities shall be as shown on Plan 1 Lakelands Town Centre Precinct Structure Plan’ and add an additional dot point to state ‘A maximum height level of 2 storeys shall apply to the Residential Frame.’

Clause 3.9	<p>Replace clause 3.9 Bushfire with clause 3.9 Safety and Security, with the following dot points:</p> <p>(a) In order to ensure active street fronts and public spaces, all rubbish collection, loading areas and service zones shall be located at the rear of the building.</p> <p>(b) All plant and equipment (e.g. air-conditioners etc) shall be designed to be integrated into the design of the building, screened from view and appropriately located to minimise noise impact on adjacent residents.</p> <p>(c) Building and landscape design is to avoid the formation of ‘blind’ spaces, corners or alleys that cannot be seen from within the most used rooms of a building or from approach paths.</p> <p>(d) Where provided, security screens and grills are to be designed to be integral to the architecture of the development. (Reference shall be made to the WAPC’s Safer Placesby Design Planning Guidelines)</p>
Clause 3.10	<p>Clause 3.10 Transport Impact Assessment to be inserted to state ‘An Updated Transport Impact Assessment to the satisfaction of the City of Mandurah and Main Roads Western Australia is to be prepared prior to subdivision or development of the Mixed Business Sub-precinct. Any recommendation of the Transport Impact Assessment is to be implemented prior to subdivision clearance or commencement of development.’</p>
Plan 1	<p>Modify plan generally in accordance with proposal shown in this submission, to show a District Centre - Mixed-Business & Residential zone over the 3.08 hectare site.</p> <p>On the Plan:</p> <ul style="list-style-type: none"> • insert ‘District Centre - Mixed Business’ sub-precinct and ‘Residential Frame - R40’ sub-precinct under Sub-Precincts; • insert a ‘Residential Frame -R40’ sub-precinct to run along the northern side of Cobaki Brace. The sub-precinct is to be 25 metres deep. The remainder of Lot 9124 Mandurah Road south of Lake Valley Drive is to be designated as ‘Mixed Business.’ • modify Plan Note 5 to state ‘Mixed Use and Residential Frame providing for a range of housing options that respond to the town centre and provide a transition from existing residential areas, including higher density residential at key points, addressing public spaces, streets and car parking.’ • add a Plan Note to state ‘Mixed Business Precinct provided with vehicular access from the existing roundabout on Lake Valley Drive and developed in a manner to minimise impact on the adjacent residential development while accommodating a northsouth pedestrian link to the activity centre core.’

4.0 DESIGN CONSIDERATIONS

CONCEPT PLAN



PREFERRED LAYOUT FOR SITE

A concept plan has been prepared by the Buchan Group in collaboration with the project team, in order to give an indication of the likely outcome and arrangement of built-form on the site, as a result of the proposed amendment.

Key design commentary is summarised as follows:

- A total of 8,745m² Net Lettable Area, Bulky Goods Showrooms.
- A 140m² Cafe will provide an opportunity to create a ‘non-pushy’ sales environment, where customers can take a break and consider a potential purchase. The cafe will have public toilet facilities.
- The cafe is sufficiently separated from established entertainment uses in the existing Town Centre as to not compete and shift trade away from the main street environment. The cafe will also service existing residents passing through the north-south pedestrian connection.
- The north-south pedestrian connection will be a well vegetated comfortable space for pedestrians, recognising the former investment into the Town Park (no longer needed) to be directed toward creating a meaningful connection.
- Footpaths and awnings adjacent to showroom frontages, providing for pedestrian comfort and movement.
- Glazing for the majority of Showroom frontages, enabling the display of goods and providing interest from the public realm.
- The primary vehicle access will come from the existing roundabout at Seppings Parade and Lake Valley Drive.
- Visual exposure to passing trade is achieved.
- A truck service lane is necessary to service the Showrooms, and will include separate access points to the site as shown.
- No vehicle access is planned for Cobaki Brace.
- An acoustic wall is proposed on the interface between the commercial activity and residential lots to mitigate any potential noise from the commercial activity. This is a recommendation of the Environmental Noise Assessment in Appendix 3. The height of the acoustic wall is to be determined through further acoustic modelling at the development application stage.

Lakelands Town Centre

PROPOSED AMENDMENT
Lot 9124 (Southern Site)

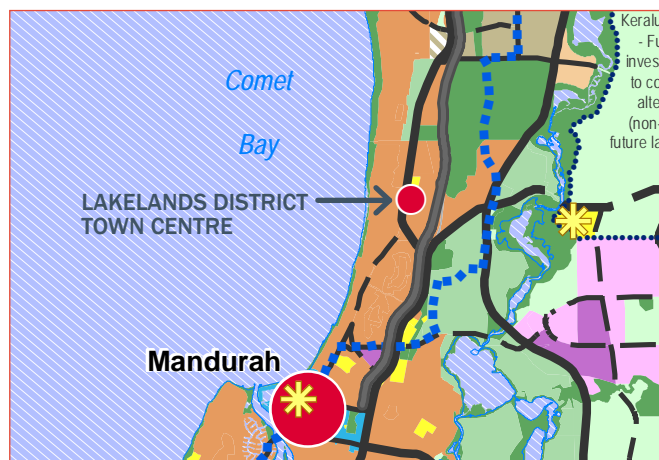
Part 2: Explanatory

THE SITE



5.0 SITE & CONTEXT ANALYSIS - GOVERNANCE CONTEXT

STATE PLANNING FRAMEWORK



Sub-Regional Framework Plan (Extract)

SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

The Sub-Regional Planning Frameworks establish the general strategic direction for large sub-regions in respect of growth for short, medium and long-term planning horizons.

The site is within a District Centre as is recognised on the Planning Framework map (Plan 1).

The South Metropolitan Peel Sub-Regional Planning Framework contains a general recognition of the role of bulky goods retail as part of centres, and promotes land use activity that can bolster employment self-sufficiency.

STATE PLANNING POLICY 1: STATE PLANNING FRAMEWORK (2017)

State Planning Policy (SPP) 1 outlines the hierarchy of planning instruments and policies that guide decision-makers on relevant planning matters at different levels of planning. In addition, SPP1 establishes some general principles applicable to land use planning and development.

SPP1 promotes “...commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels...” and encourages “...local employment opportunities in order to reduce the time and cost of travel to work”. The proposal is generally consistent with SPP1’s sentiment to support economic development to “...facilitate trade, investment, innovation, employment and community betterment”.

STATE PLANNING POLICY 3.0: URBAN GROWTH AND SETTLEMENT (2006)

SPP3.0 is a high level policy statement that sets the general direction of the State and local governments in respect of growth and development. The proposal is generally consistent with the broad objectives of SPP3.0 to provide for a variety of employment opportunities within centralised locations, respond to the economic needs of communities, and provide convenient access to local employment. While decision makers are to have regard to the policy provisions, SPP3.0 requires that implementation shall occur with reference to more specific planning policies and strategies.

STATE PLANNING POLICY 4.2: ACTIVITY CENTRES FOR PERTH AND PEEL (2010)

SPP4.2 is concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning.

At the time of writing, it is known that the WAPC is preparing SPP7.2: Precinct Design that will effectively replace the majority of the built form guidance contained in SPP4.2. However, it is understood that SPP4.2 will continue to establish guidance on centre hierarchy and distribution.

The objectives of SPP4.2 contain clear support for the concentration of activities that generate high numbers of trips within activity centres. The proposal is consistent with other policy objectives of SPP4.2, including the ability to diversify the retail offer and promote a competitive market and by contributing to the range of employment to increase sub-regional employment self-sufficiency.

SPP4.2 recognises Lakelands as a District Activity Centre, of which are suggested to service a population catchment of 20,000 – 50,000 people. The primary catchment of the centre (within 5km) is estimated to grow to 35,000+ people by 2036, which is comfortably within the range of the District Centre hierarchy.

The design guidance for traffic and parking contained at s. 5.3.2 supports the general access arrangements and separated loading/unloading service lane as proposed in the concept plans, to ensure public safety and the operation of the existing road network is not compromised.

STATE PLANNING FRAMEWORK (CONT.)

The proposal is generally consistent with the land use guidance contained at s. 5.6.1, which addresses bulky goods retailing. More specifically, the guidance does not support the location of bulky goods retail within the core of activity centres, for its interruption on walkable catchments due to large floor-plates. However, s. 5.6.1(3) states that “...The responsible authority should promote clusters of bulky goods retail adjacent to, or in close proximity to activity centres and the regional road and public transport networks. This should maximise the use of infrastructure, including the shared use of car parking; limit the number of car trips; and economically support other activity centre business.”

Promotion of bulky goods retail in this location will also assist in absorbing demand for the use in the medium term, avoiding further pressure to advance ad-hoc ribbon development along regional roads or within larger industrial estates (eg. The Peel Business Park, Nambeelup), consistent with 5.6.1(4) of SPP4.2.

SPP4.2 promotes the use of Retail Needs Assessments to establish supply requirements (refer Appendix 1).

The proposal is consistent with the broad objectives of SPP4.2 and with more specific land use guidance established at 5.6.1 for bulky goods retail.

STATE PLANNING POLICY 5.4: ROAD AND RAIL NOISE (2019)

SPP5.4 establishes the assessment regime and requirements for noise-sensitive land uses (ie. Residential) to ensure both the long-term protection of important freight and movement

corridors without conflict to urban development. The proposed bulky goods use would not be considered a noise-sensitive land use and is promoted in the supplementary guidelines as a type that would be well suited to be located adjacent a key transport corridor (Mandurah Road projected to carry just under 35,000 vehicles per day by 2031).

An Environmental Noise Assessment has been prepared (at Appendix 3). This is largely concerned with the management of noise from the proposed use itself, rather than responding to road noise received from Mandurah Road.

TRANSPORT IMPACT ASSESSMENT GUIDELINES (2016)

A Transport Impact Assessment has been prepared in support of this submission (at Appendix 2), and has been prepared in accordance with the WAPC's Transport Impact Assessment Guidelines.

STRUCTURE PLAN FRAMEWORK (2015)

The Structure Plan Framework outlines the WAPC's manner and form in which structure plans and Precinct Structure Plans may be prepared, including amendments.

Section 3.2 states that Precinct Structure Plans can the types of land uses and the overall development (including built form) that is intended to occur within the activity centre. It can detail land use and infrastructure requirements as well as environmental assets, residential density, built form, infrastructure and access arrangements.

The City of Mandurah is of the position that the Precinct Plan contains sufficient detail to address matters regarding building bulk, signage, and street interface. Thus, an LDP is not considered necessary.

Instead, to streamline the framework and better guide and control the proposed development and land uses on the subject site, it is recommended that text provisions be inserted into the Lakelands Precinct Plan.

The Structure Plan Framework also provides guidance for amendments of Precinct Structure Plans at s. 17. Under the Framework, an amendment is considered ‘minor’ when it does not materially alter the intent of the plan. This is unlikely to apply for this requested amendment.

LAKELANDS WEST OUTLINE DEVELOPMENT PLAN SUPERSEDED VERSION - WAPC ENDORSED 2008

LAKELANDS WEST OUTLINE DEVELOPMENT PLAN CURRENT VERSION - WAPC ENDORSED 2016

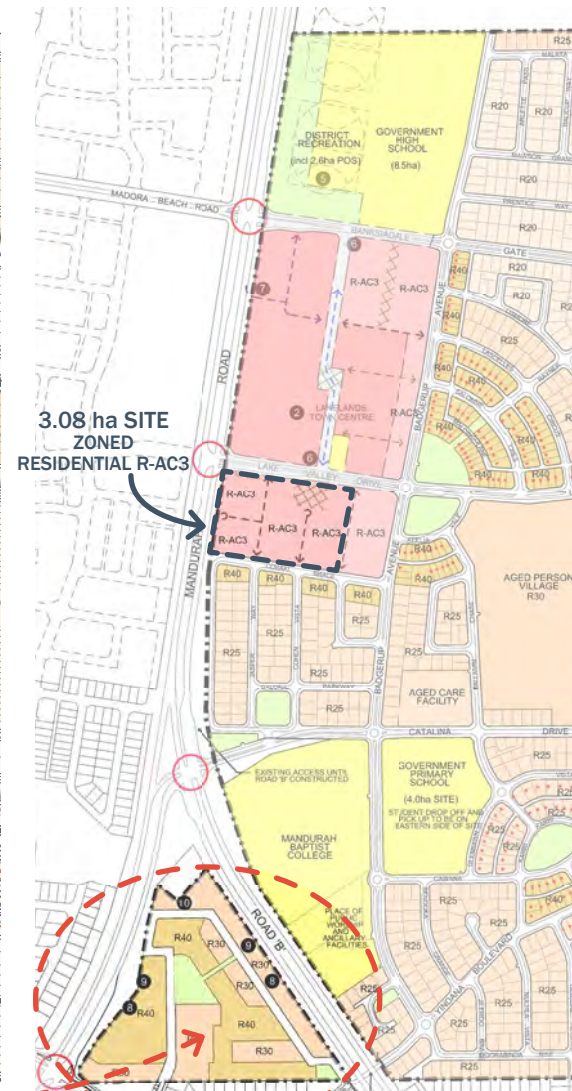
LEGEND

- TOWN CENTRE (SUBJECT TO SEPARATE DETAILED ODP)
- LAKELANDS STRATEGIC EMPLOYMENT NODE (SUBJECT TO SEPARATE DETAILED ODP)
- NEIGHBOURHOOD CENTRE (R40) (SUBJECT TO DETAILED AREA PLANS)
- RESIDENTIAL R60
- RESIDENTIAL R50
- RESIDENTIAL R40
- RESIDENTIAL R30
- RESIDENTIAL R25
- RESIDENTIAL R20
- RESIDENTIAL R10
- REGIONAL OPEN SPACE
- PUBLIC OPEN SPACE
- SCHOOL SITE
- RAILWAY STATION PARKING (SUBJECT TO DETAILED DESIGN)
- SITE SUBJECT TO DETAILED AREA PLAN
- TREE PRESERVATION AREA (REFER TO CLAUSE 6.5 OF TPS3)
- TRAFFIC SIGNALS (EXISTING AND PROPOSED)
- TOWN CENTRE 'MAIN STREET'
- SOUTH WEST METROPOLITAN RAILWAY
- SHARED PATHS
- OUTLINE DEVELOPMENT PLAN AREA

FILE REF: A370


COUNCIL APPROVED
DATE 12 / 12 / 2007

APPROVED / ENDORSED BY
WAPC ON 25 / 9 / 2008



Plan Legend

- Town Centre (Land Uses as per Commercial Zone)
- R-AC3 Residential R-AC3 (Subject to Detailed Area Plans)
- Residential R60
- Residential R40
- Residential R30
- Residential R25
- Residential R20
- Residential R10
- Regional Open Space
- Public Open Space
- School Site / Community Site
- Town Centre Open Spaces / Town Square (Indicative Locations)
- Railway Station Parking (Subject to Detailed Design)
- Sites / Street Block Subject to Detailed Area Plan
- Tree Preservation Area (Refer to Clause 6.5 of TPS3)
- Traffic Signals (Existing and Proposed)
- Town Centre 'Main Street'
- Town Centre 'Access Street'
- Town Centre Vehicle Accessway
- Town Centre Pedestrian Accessway
- Perth to Mandurah Railway
- ODP Boundary



CITY OF MANDURAH

Amendment 1 to Lakelands West Structure Plan has been approved by the Western Australian Planning Commission on 26 October 2016.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

LOCAL PLANNING FRAMEWORK

CITY OF MANDURAH LOCAL PLANNING SCHEME NO. 3 (AND DRAFT SCHEME NO. 12)

The site is zoned District Centre under the City of Mandurah Local Planning Scheme no. 3, which essentially means that development is subject to any structure plan or outline development plan that applies to the site.

The objective of the zone is to provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas.

- Provide for district centres to focus on weekly needs and services for a wider district catchment.
- Provide a broad range of employment opportunities to encourage diversity within the Centre.
- Ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links.
- Provide for a wide range of different types of residential accommodation, including high density residential, to meet the diverse needs of the community
- To provide a basis for future detailed planning in accordance with a precinct structure plan and the Activity Centres State Planning Policy

Accordingly, nothing is materially altered by the introduction of Local Planning Scheme no. 12 for this purposes of this request, other than a bolstered recognition within the statutory planning framework for the site to respond to its District Centre status.

LAKELANDS WEST OUTLINE DEVELOPMENT PLAN (2016)

The Lakelands West Outline Development Plan designates the site as Residential R-AC3 (Subject to Detailed Area Plans, now Local Development Plans).

An earlier version of the Lakelands West Outline Development Plan (WAPC endorsed in 2008) designates the site as Town Centre (subject to separate detailed ODP, now referred to as an Precinct Structure Plan).

It is unknown at this stage if the Lakelands West Outline Development Plan is required to be modified as a result of this submission, which is largely focused on requesting an amendment to the Lakelands Precinct Structure Plan. However, given that Local Planning Scheme no. 12 is imminent, the primary statutory planning instrument controlling the site will soon require that land use and development to accord with the Lakelands Precinct Structure Plan by virtue of the Centre C2 - District Centre zone. It is therefore not considered essential to modify the Lakelands West Outline Development Plan, as any inconsistency in zoning classification would be overridden by the more specific and higher statutory status of the Precinct Structure Plan.

Notwithstanding, the proponent has no objection to the City and WAPC modifying the Lakelands West Outline Development Plan if considered necessary to achieve consistency and avoid confusion. Ultimately, this is an administrative decision for the City of Mandurah.

An examination of the 2008 endorsed Lakelands West Outline Development Plan also reveals a 9.5 hectare site to the southern extent of the Plan, previously designated for a Strategic Employment Node (subject to separate detailed ODP). The Strategic Employment Node was planned to accommodate a range of service commercial type uses, including Bulky Goods Showrooms.

When detailed planning for this 9.5 hectare parcel of land progressed, it became apparent that Main Roads WA would not permit direct vehicle access to Mandurah Road or future 'Road B' (which is planned to connect to Mandjoogoordap Drive). Consequently, it was seen as an undesirable outcome to funnel commercial traffic through an existing residential area to then access the Strategic Employment Node, which did not suit prospective tenants. The Node was then rezoned to Residential under the Outline Development Plan, removing 9.5 hectare of land in the Lakelands district available for Bulky Goods Showrooms and other incidental commercial and employment generating uses.

This proposal seeks to convert approximately 3.08 hectare of land from Residential to District Centre - Mixed-Business & Residential, with any loss in residential yield more than accounted for by historical increases in land available for residential purposes.