

1.6 Structure Plans

1.6.1 Structure Plan Areas

A key means of implementing the DSP will be through the preparation of local structure plans, a precinct structure plan for the Pinjarra Activity Centre and local development plans.

There are 14 areas, including three Urban Expansion Areas that require either a local structure plan or precinct structure plan prior to applications for subdivision or development being considered. These areas are shown on Figure 13.

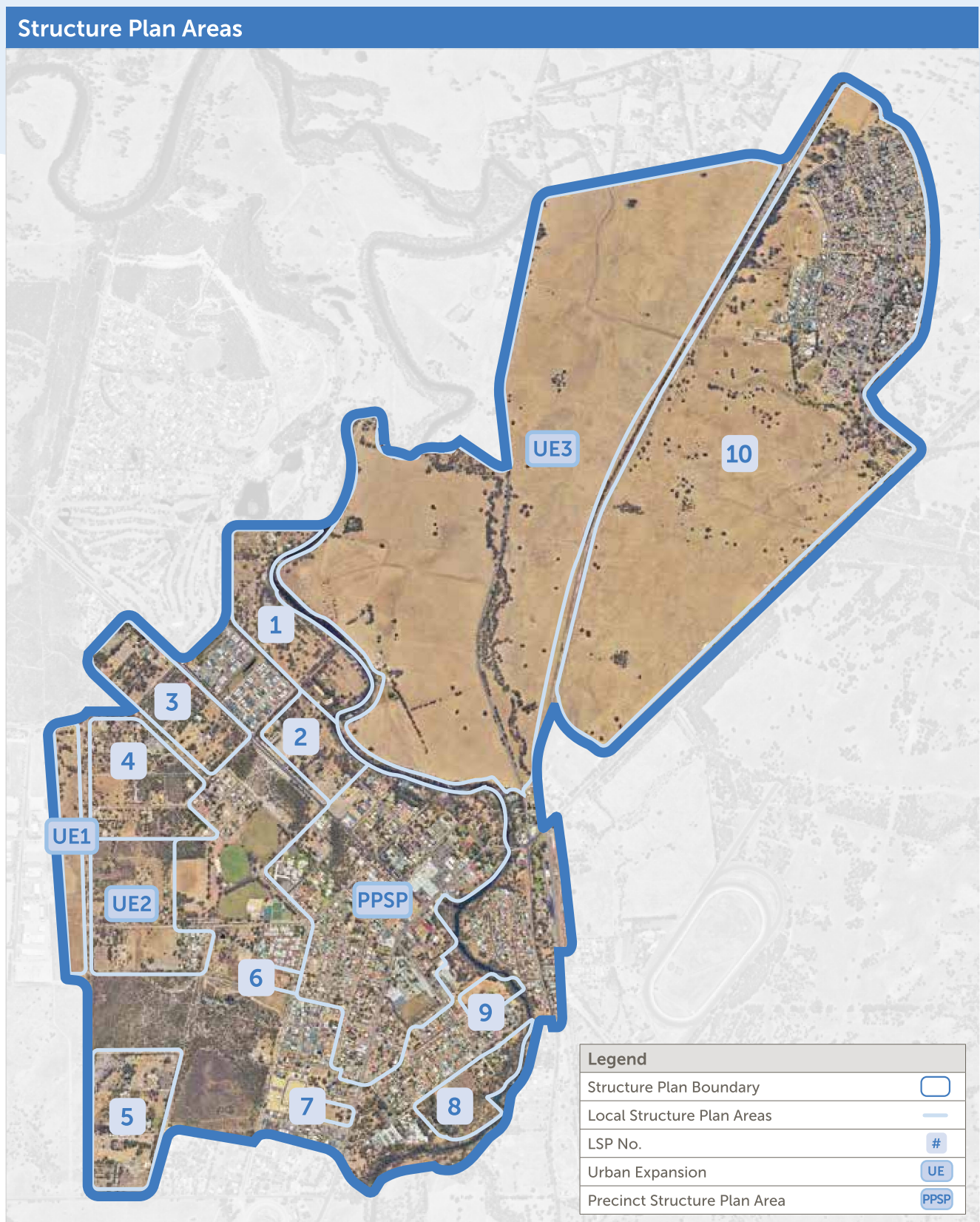


Figure 13: Structure Plan Areas

A local structure plan should be prepared for the entirety of each of Areas 1 - 10 and UE1 - UE3. A precinct structure plan should be prepared for the entirety of the Pinjarra Activity Centre.

Minor development may be permitted prior to the preparation and approval of a local structure plan or precinct structure plan provided it can be demonstrated that the development will not prejudice the implementation of this DSP.

1.6.2 Existing Structure Plans

There are number of existing local structure plans for land within the DSP area. These are set out on Table 4.

Area	Structure Plan Name	Status	Expiry
1	Thomas Street	Approved	April 2029
2	Lot 51 McLarty Road	Approved	September 2033
3	Kwel Road	Approved	August 2030
4	Bedingfeld Road	Approved	October 2025
5	North Pinjarra	Approved	October 2025
6	Lot 9500 Wisteria Crescent & Lot 304 Redgum Road, Pinjarra	Approved	October 2025
7	Lots 38 and 39 Hampton Road	Implemented	
8	Pinjarra Meadows	Implemented	
9	Lot 9001 and 401 Hampton Road	Implemented	
10	Lot 42 Hampton Road	Implemented	
11	Padbury Glades	Implemented	

Table 4: Existing Structure Plans

Existing approved local structure plans, may continue to be implemented until their expiry date. Any new local structure plans must be consistent with this DSP.

A number of existing approved local structure plans have already been implemented. It is proposed that these local structure plans be revoked and the local planning scheme be amended to introduce zones, reserves, and residential density codes consistent with those local structure plans.

1.6.3 Structure Plan Submission Requirements

Local structure plans should be supported by relevant technical studies sufficient to address the particular context and should include the following:

- › Context and Character Assessment;
- › Site analysis;
- › Aboriginal Heritage Assessment, include consultation with local groups.
- › Environmental Assessment;
- › Local Water Management Strategy;
- › Environmental Sustainability Strategy;
- › Bushfire Management Plan;
- › Transport Impact Assessment;
- › Infrastructure and Servicing Assessment;
- › Public Realm Guidelines;
- › Street Tree Masterplan;
- › Housing Diversity Strategy.

This list is not necessarily exhaustive and additional technical studies may be necessary to support a particular local structure plan.

1.6.4 Structure Plan General Provisions

The following objectives shall apply to all structure plans across the whole DSP area:

Create a distinctive and responsive built form and public realm that enhances the sense of place, community identity and character of Pinjarra;

- › Achieve an appropriate level of housing density and diversity to meet community needs;
- › Maximise connectivity for vehicular, pedestrian and cycling transport networks both internally and to the surrounding street network;
- › Provide public spaces, community facilities and meeting points to create an active, vibrant and engaging place to live and work;
- › Acknowledge and allow for a public road interface with the Murray River and other sites of environmental significance;
- › Protect and enhance significant environmental areas and their buffers, including those with ecological linkage values along railroads, roads and scenic highways;
- › Maximise the efficient use and reuse of water by conserving water through efficiency and facilitating water reuse and fit-for-purpose use; and
- › Reduce consumption of non-renewable resources via climate responsive design, efficient use of energy and water and increased use of renewable energy.

Local structure plans should establish objectives for built form and any design guidelines that are required to be established, typically as Local Planning Policies or PSPs that are required prior to applications for developments and/or subdivision.

1.6.5 Residential Density and Diversity

Each local structure plan is to include details demonstrating the achievement of the following residential density targets:

- › A minimum of 25 dwellings with a target of 65 per gross urban hectare within the activity corridor, and the PAC. This can also be expressed as R40-R100; and
 - › A minimum of 25 dwellings with a target of 40 per gross urban hectare within 200m of a local activity centre. This can also be expressed as R40-R80; and
 - › 15 dwellings per gross urban hectare elsewhere. This can also be expressed as R25.
- The housing diversity targets should include a target of at least 30% one and two-bedroom dwellings within housing developments of three or more dwellings in the following circumstances:
- › Within the PAC;
 - › 200m of a local activity centre; and
 - › Within the activity corridor.

Each local structure plan is to include housing diversity targets which will ensure a wide variety of lot sizes and housing types are delivered throughout the local structure plan area together with an implementation pathway to ensure delivery of the approved housing diversity mix through the subdivision and development process.

1.6.6 Structure Plan Areas - Key Outcomes

Whilst each local structure plan is to be prepared in accordance with the relevant provisions of the WAPCs 'WA Planning Manual - Guidance for Structure Plans' and Liveable Neighbourhoods, the following key outcomes are to be delivered as part of each local structure plan.

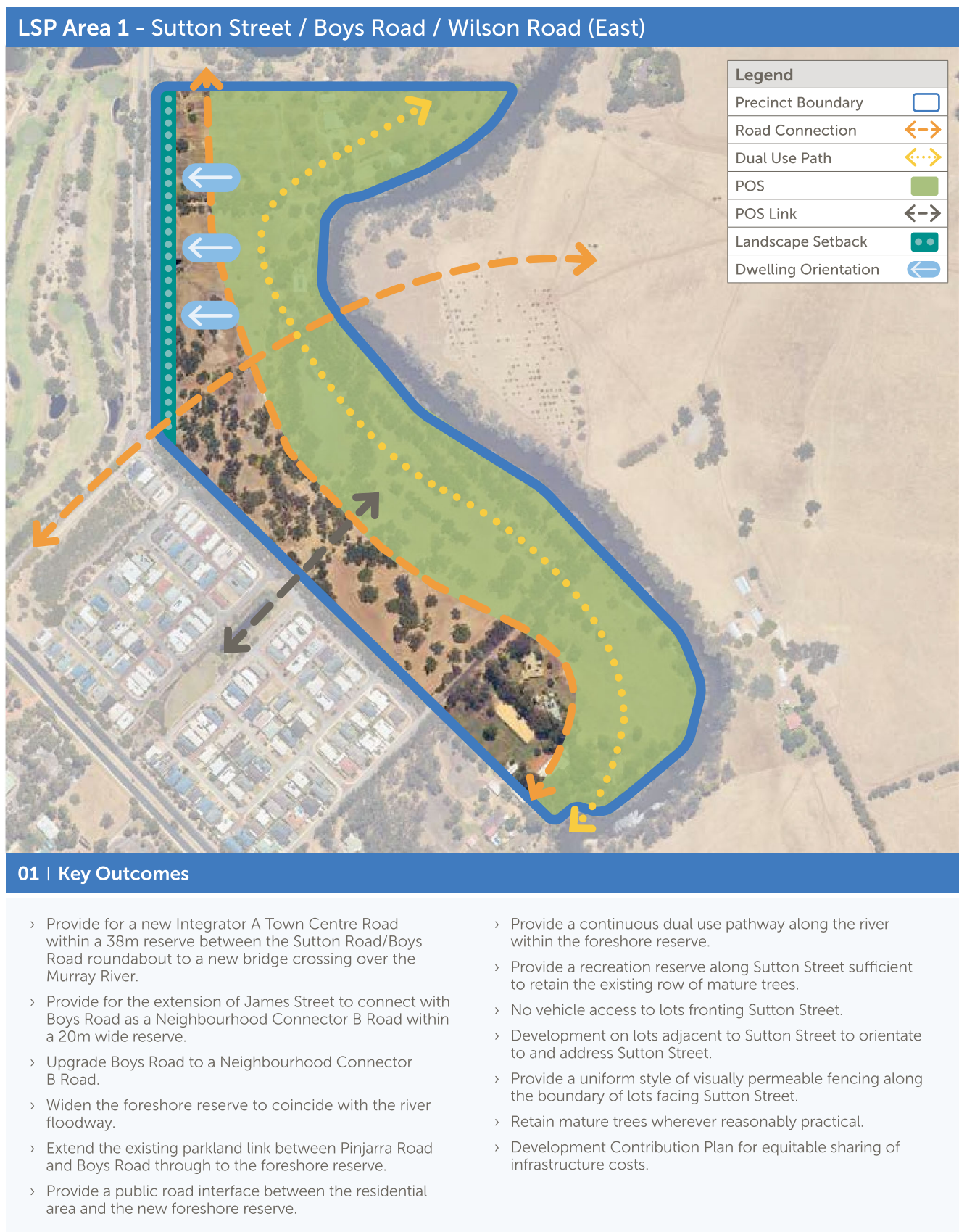


Figure 14: LSP2

LSP Area 2 - Wilson Road (West) / Pinjarra Road / Roe Avenue



02 | Key Outcomes

- › Provide for the extension of James Street to connect with Boys Road as a Neighbourhood Connector B Road within a 20m wide reserve.
- › Provide for a suitable intersection control treatment at the intersection of Pinjarra Road and Roe Avenue.
- › Provide for a suitable intersection control treatment at the intersection of Pinjarra Road and Thomas Street/Wilson Road.
- › Widen the existing river foreshore area to coincide with the river floodway.
- › Provide a linear corridor of parkland from Pinjarra Road to the foreshore reserve through Lots 62/63.
- › Provide a recreation reserve along Wilson Road, sufficient to retain and protect the existing mature trees.
- › No vehicular access including new intersections to Pinjarra Road.
- › Development on lots fronting Pinjarra Road to orientate towards and address Pinjarra Road.
- › Provide a uniform style of visually permeable fencing along the boundary of lots facing Pinjarra Road.
- › Provide an 8m wide recreation reserve along the frontage of Pinjarra Road.
- › Protect the Resource Enhancement Wetland and associated buffer.
- › Provide a continuous dual use pathway along the river within the foreshore reserve and within the recreation reserve abutting Pinjarra Road.
- › Retain mature trees wherever reasonably practical.
- › Underground above ground powerlines.
- › Development Contribution Plan for equitable sharing of infrastructure costs.

Figure 15: LSP2

LSP Area 3 - Wilson Road (West) / Pinjarra Road (West)



03 | Key Outcomes

- › Provide for the widening and upgrade of Moores Road to an Integrator A Town Centre Road with a 38m reserve.
- › Provide for a suitable intersection control treatment at the intersection of Pinjarra Road and Moores Road. Provide for a suitable intersection control treatment at the intersection of Pinjarra Road and Wilson Road.
- › Provide for a road interface along Reserve 6132.
- › No vehicular access including new intersections to Pinjarra Road.
- › Provide an 8m wide recreation reserve along the frontage of Pinjarra Road.
- › Provide for a linear parkland to connect Pinjarra Road and Tuckey Street through Lot 86.
- › Retain and protect the Swan Bioplan Regionally Significant Vegetation.
- › Provide for a 4 ha Primary School site as shown on the Structure Plan.
- › Development on lots fronting Pinjarra Road to orientate towards and address Pinjarra Road.
- › Provide a uniform style of visually permeable fencing along the boundary of lots facing Pinjarra Road.
- › Underground above ground powerlines.
- › Retain mature trees, wherever reasonably practical.
- › Development Contribution Plan for equitable sharing of infrastructure costs.

Figure 16: LSP3

LSP Area 4 - Thomas Street

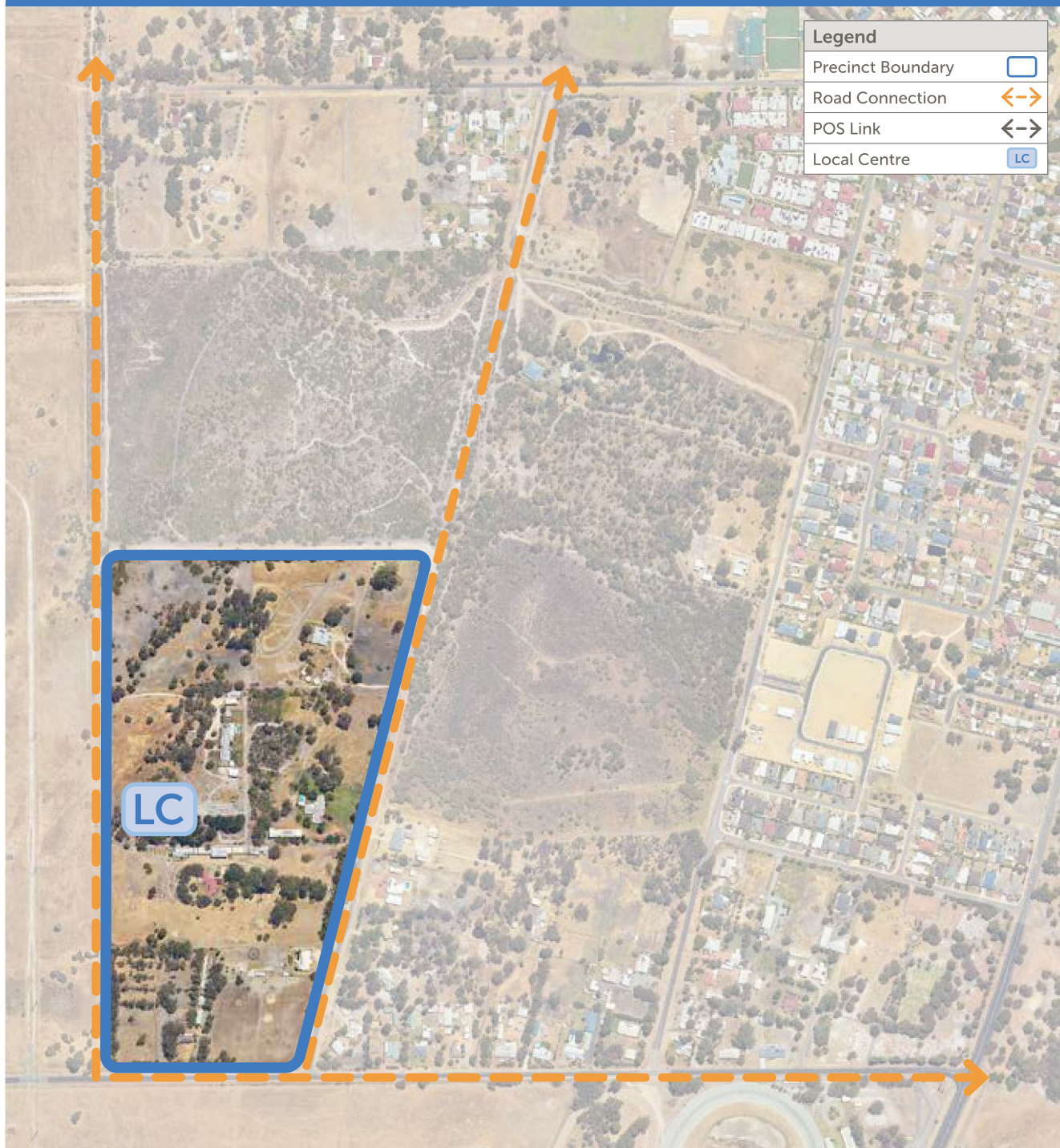


04 | Key Outcomes

- › Provide for the widening and upgrade of Moores Road to an Integrator A Town Centre Road with a 38m reserve.
- › Provide for the widening and upgrade of Pollard Street to an Integrator B Road with a 39m reserve, incorporating a 14m drainage median and 5m verges.
- › Provide for a suitable intersection control treatment at the intersection of Pollard Street and Moores Road.
- › Provide for a road interface to the northern and western boundary of Lot 380 and along the southern boundary of Lot 6.
- › Provide for a linear parkland to connect Tuckey Street with Sir Ross McLarty Reserve.
- › Underground above ground powerlines.
- › Retain mature trees, wherever reasonably practical.
- › Development Contribution Plan for equitable sharing of infrastructure costs.

Figure 17: LSP4

LSP Area 5 - Kwel Road



05 | Key Outcomes

- › Provide for the widening and construction of Pollard Street to Lovegrove Street to an Integrator B Road with a 39m reserve, incorporating a 14m drainage median and 5m verges.
- › Provide for the construction of Alderson Road from Lovegrove Street to Paceway Court.
- › Provide for the upgrade of Paceway Court from Pollard Street to South Western Highway including local area traffic management to manage conflict with equine precinct to the east.
- › Provide for a local activity centre that can accommodate approximately 376m² of retail floorspace and 878m² of non-retail floorspace.
- › Prepare a Precinct Local Development Plan, in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and consistent with the objectives of the DSP in advance of the development of the local centre.
- › Retain mature trees, wherever reasonably practical.
- › Development Contribution Plan for equitable sharing of infrastructure costs

Figure 18: LSP5

LSP Area 6 - Lot 110 Hampton Road, Pinjarra



06 | Key Outcomes

- › Retain mature trees, wherever reasonably practical.
- › Development on lots adjacent to Hampton Road to orientate to and address Hampton Road.
- › Provide cash in lieu of the provision of onsite public open space.

Figure 19: LSP6

LSP Area 7 - Lot 51 McLarty Road



07 | Key Outcomes

- › No vehicle access to lots fronting South Western Highway.
- › Higher density closer to McLarty Road.
- › Development to orientate to McLarty Road including front doors, gated access and visually permeable fencing.
- › Pedestrian footpath to McLarty Road.
- › Cash-in lieu of Public Open Space.
- › Sensitive interface with existing low density residential on northern boundary.
- › Retain mature trees, wherever reasonably practical.

Figure 20: LSP7

LSP Area 8 - Bedingfeld Road



08 | Key Outcomes

- › Widen the foreshore reserve to coincide with the river floodway.
- › Provide a continuous dual use pathway along the river within the foreshore reserve.
- › Provide a public road interface between the residential area and the new foreshore reserve.
- › Retain and protect the place of heritage significance and its curtilage on Lot 11.
- › Underground above ground powerlines.
- › Retain mature trees, wherever reasonably practical.
- › Provide a zoning that provides flexibility for residential uses that would benefit from the close proximity to the health precinct including an appropriate land use mix to support e.g.:
 - High density residential
 - Short stay accommodation
 - Aged care
 - Crisis accommodation
 - Consulting rooms
- › Development Contribution Plan for equitable sharing of infrastructure costs.

Figure 21: LSP8

LSP Area 9 - Camp Road

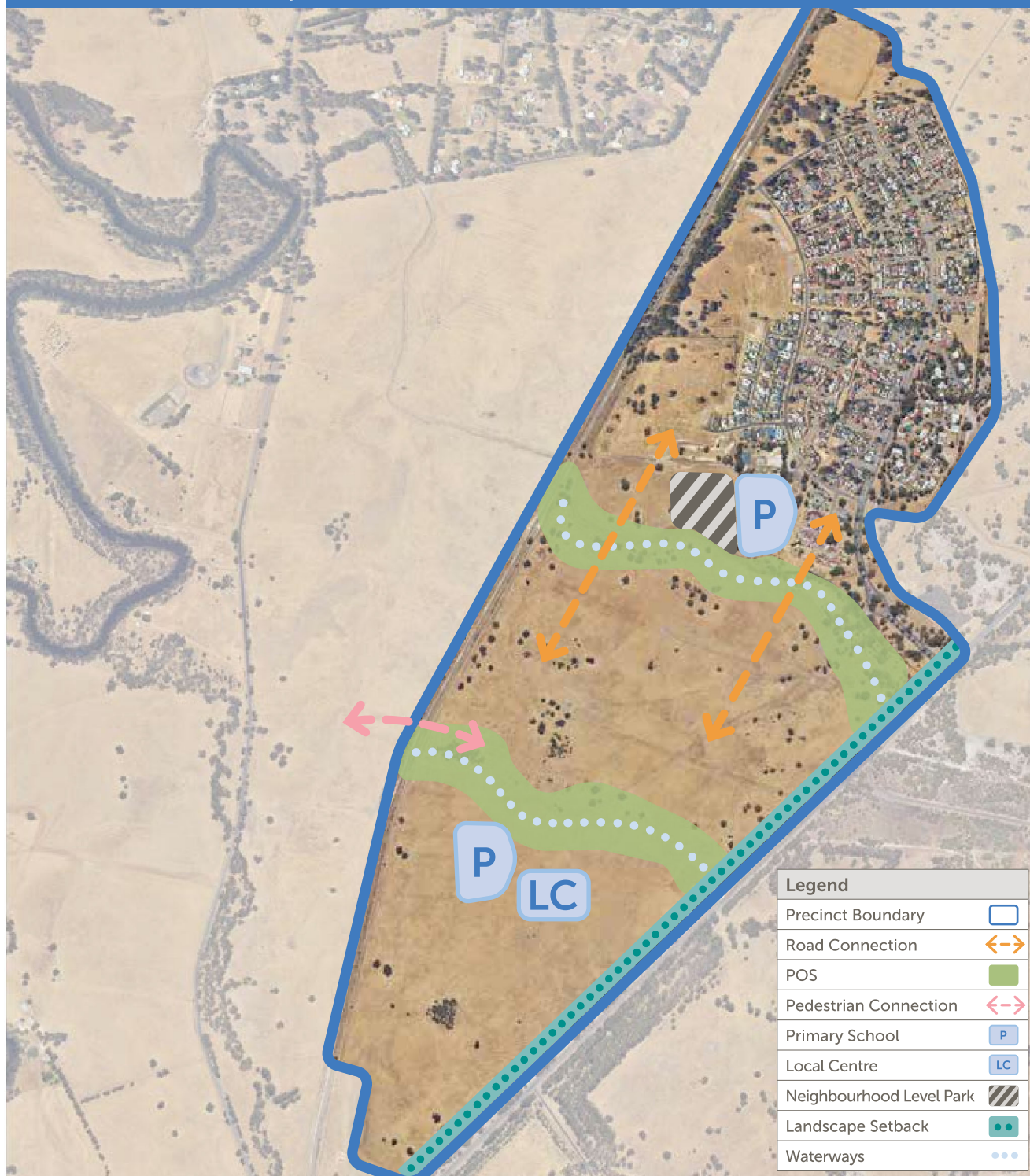


09 | Key Outcomes

- › Widen the foreshore reserve to coincide with the river floodway.
- › Provide a public road interface between the residential area and both the foreshore reserve and Murray Aquatic and Leisure Centre site.
- › Provide cash in lieu of the provision of onsite public open space.
- › Retain mature trees, wherever reasonably practical.

Figure 22: LSP9

LSP Area 10 - North Pinjarra



10 | Key Outcomes

- › Provide for 100 infill residential dwellings in the established portion of this area in proximity to the commercial centre.
- › Provide for two road links across the northern creek line to integrate the existing residential area.
- › No vehicle access to lots fronting South Western Highway.
- › Provide linear parkland to retain and protect creek lines.
- › Provide a recreation reserve along South Western Highway sufficient to retain and protect the existing mature trees.
- › Provide for a new 4 ha Primary School site
- › Provide for a new Local Activity Centre with 1,994m² retail floorspace and 1,233m² non retail floor space.
- › Prepare a Precinct Local Development Plan, in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and consistent with the objectives of the DSP in advance of the development of the local centre.
- › Provide for a new Neighbourhood Sport and Recreation Precinct sufficient to incorporate two playing active fields.
- › Review suitability of the existing open space area in the northern portion of the precinct in the northern corner of this area and appropriateness of a land swap to enable facilitate a new Neighbourhood Sport and Recreation Precinct.
- › Provide for a pedestrian link across the railway line.
- › Retain mature trees, wherever reasonably practical.

Figure 23: LSP10

1.6.7 Urban Expansion Areas

The DSP identifies three urban expansion areas consistent with the South Metropolitan Sub-Regional Planning Framework. Future planning and development in these areas shall have consideration for the below:

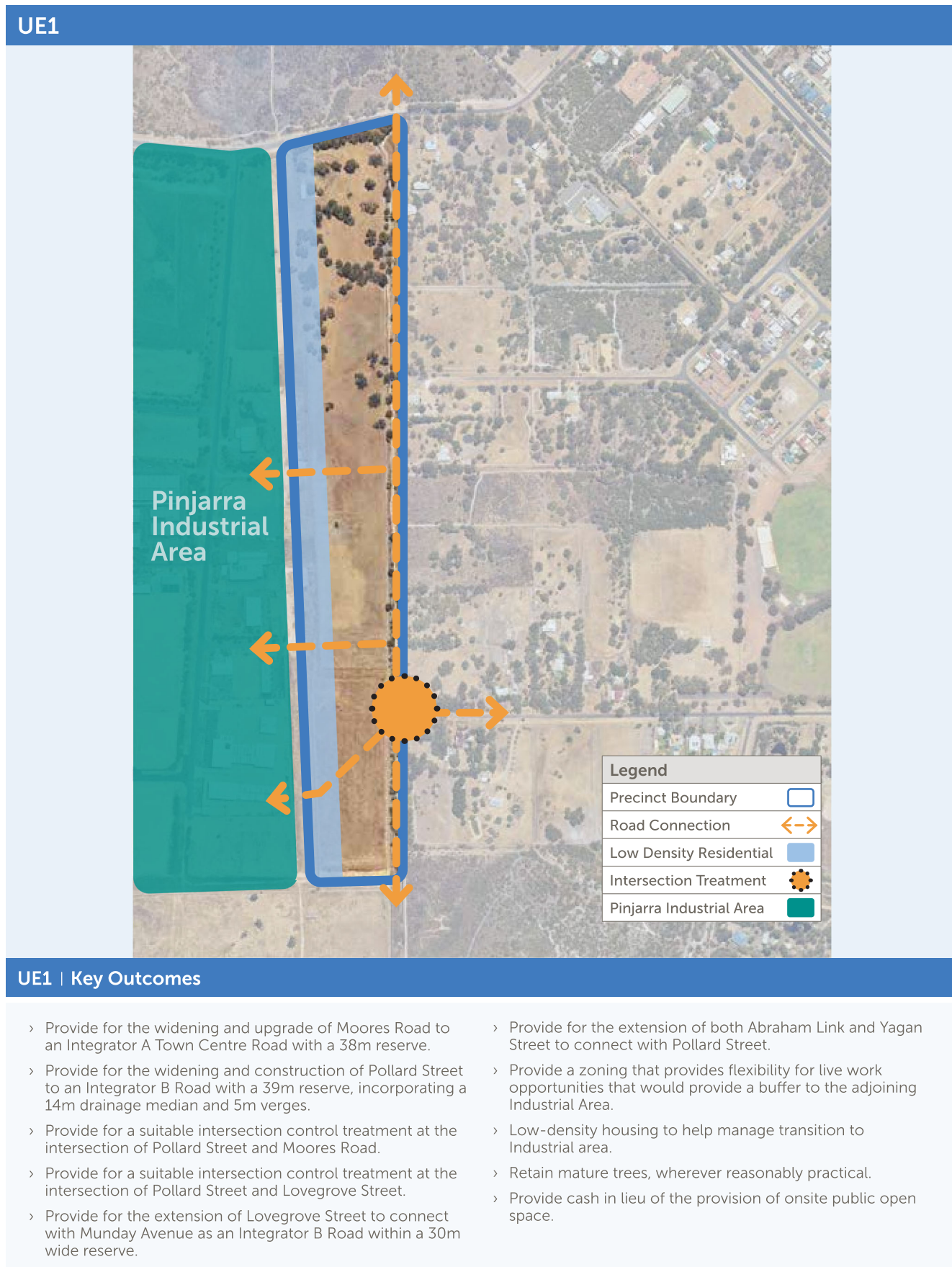
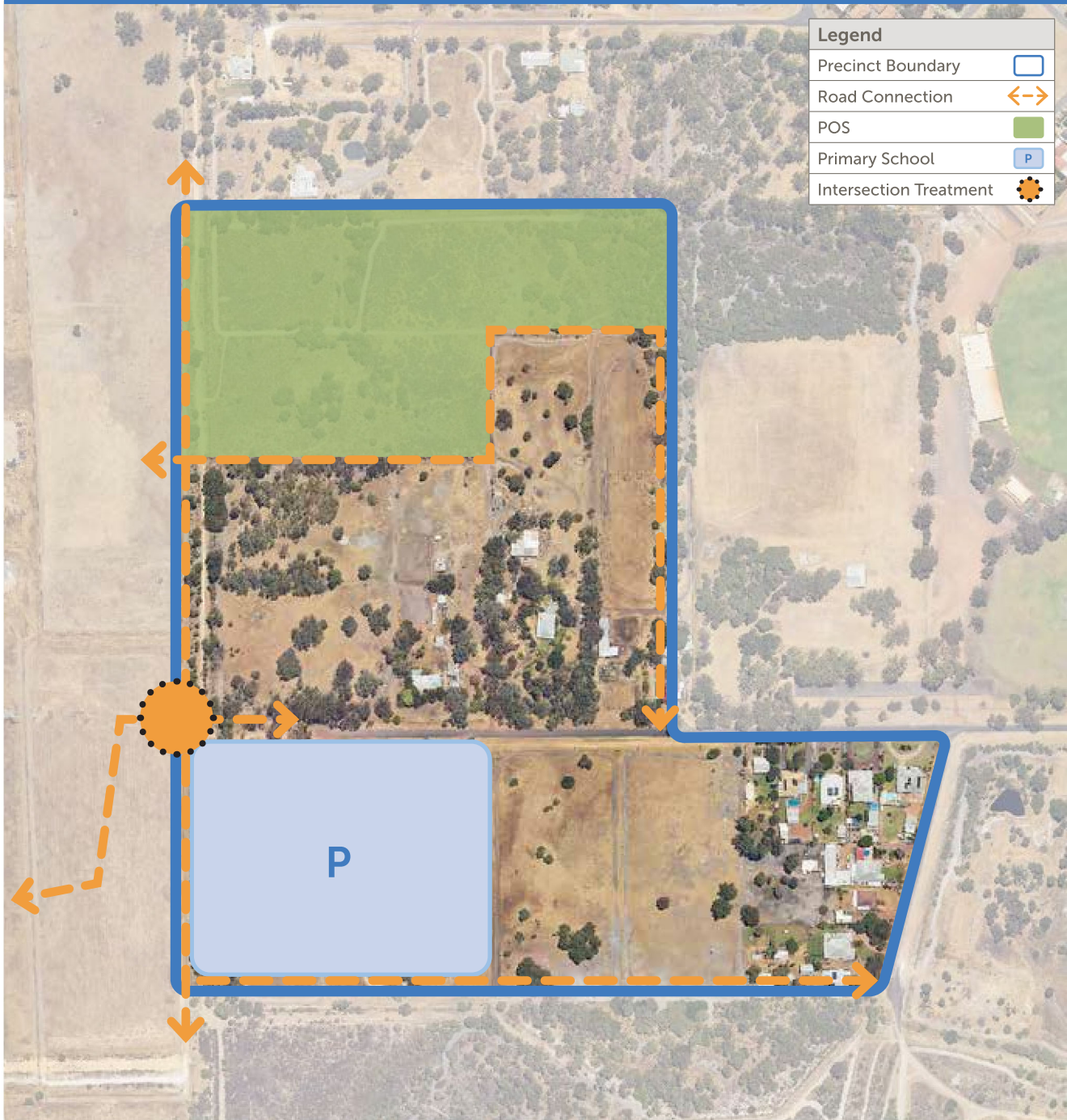


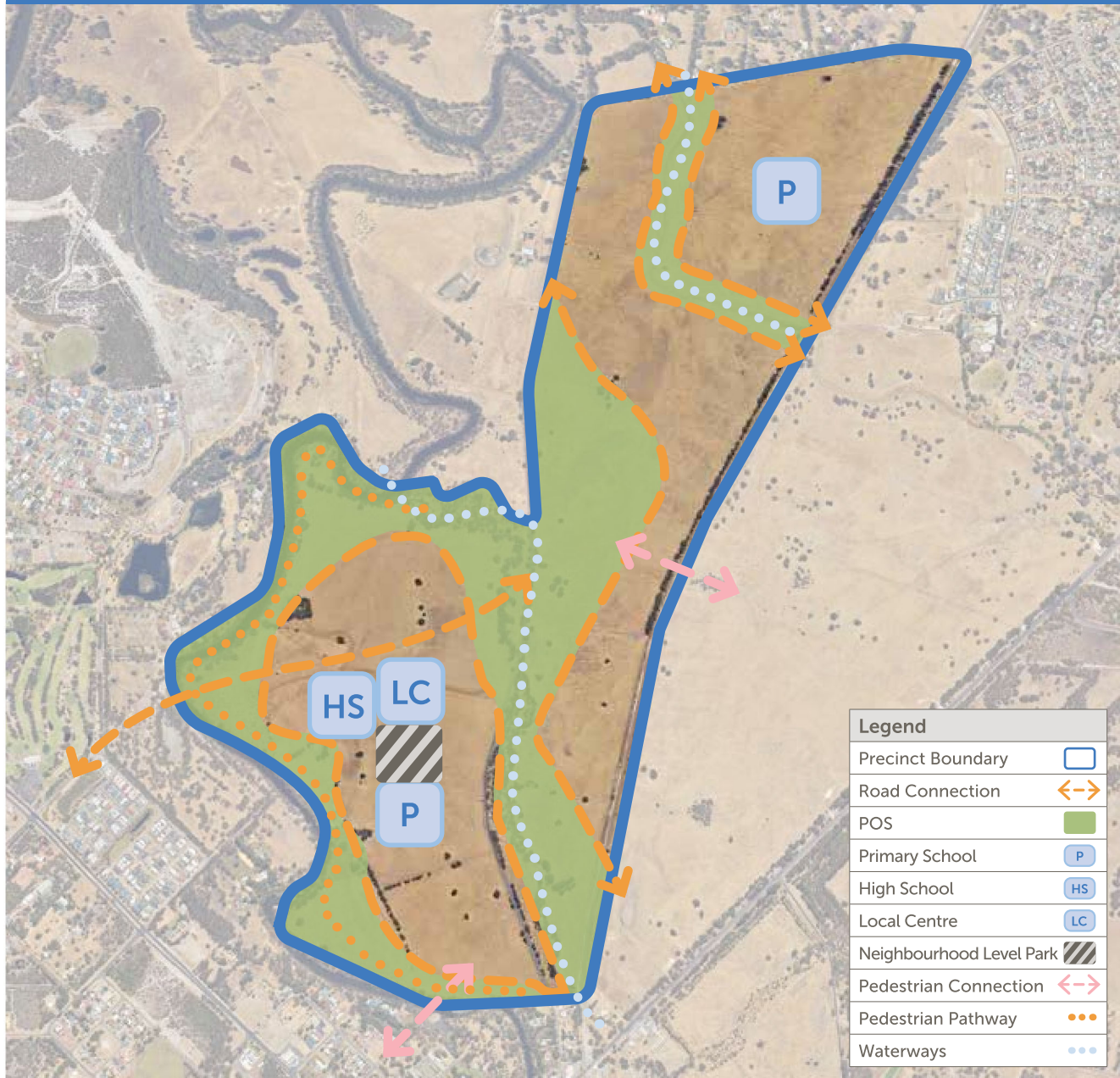
Figure 24: UE1



UE2 | Key Outcomes

- › Provide for the widening and construction of Pollard Street to an Integrator B Road with a 39m reserve, incorporating a 14m drainage median and 5m verges.
- › Provide for the upgrade and extension of Lovegrove Street to connect with Munday Avenue as an Integrator B Road within a 30m wide reserve.
- › Provide for a suitable intersection control treatment at the intersection of Pollard Street and Lovegrove Street.
- › Provide for a new 4 ha Primary School site.
- › Provide for a road interface to Sir Ross McLarty Reserve and Swan Bioplan Regionally Significant Natural Areas.
- › Retain and protect the Swan Bioplan Regionally Significant Vegetation.
- › Retain mature trees, wherever reasonably practical.

Figure 25: UE2



UE3 | Key Outcomes

- › Provide for a new Integrator A Town Centre Road within a 38m reserve between Paterson Road to a new bridge crossing over the Murray River.
- › Provide a public road interface between the residential area and the new foreshore reserve.
- › Provide linear parkland to retain and protect creek lines and associated vegetation.
- › Provide for two new 4 ha Primary School sites and a 10 ha High School site.
- › Provide for a new Local Activity Centre with 2,413m² retail and 1,492m² non-retail floorspace.
- › Prepare a Precinct Local Development Plan, in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and consistent with the objectives of the DSP in advance of the development of the local centre.
- › Provide for a new Neighbourhood Sport and Recreation Precinct sufficient to incorporate two playing active fields, co-located with the high school.
- › Provide for a central pedestrian link across the railway line.
- › Widen the foreshore reserve to coincide with the river floodway.
- › Provide a public road interface between the residential area and the new foreshore reserve.
- › Provide a continuous dual use pathway along the river within the foreshore reserve.
- › Retain mature trees, wherever reasonably practical.
- › Provide a pedestrian bridge over the Murray River to link Forrest Street and provide for a street system that provides a direct and legible linkage to the bridge crossing.

Figure 26: UE3

1.6.8 Pinjarra Precinct Structure Plan

Prepare a Precinct Structure Plan, in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and consistent with the objectives of the DSP.

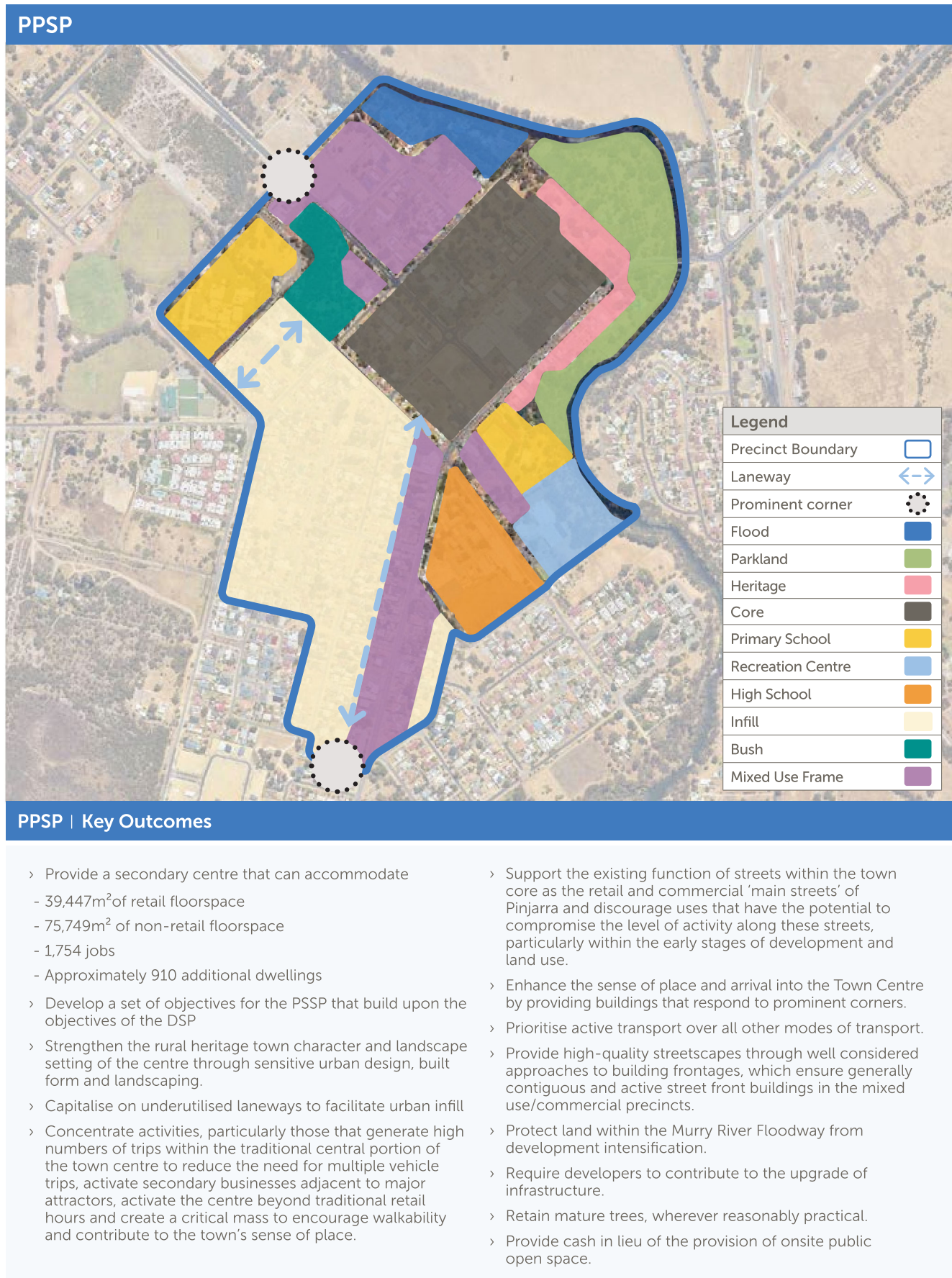


Figure 27: PPSP

1.7 District Structure Plan Map

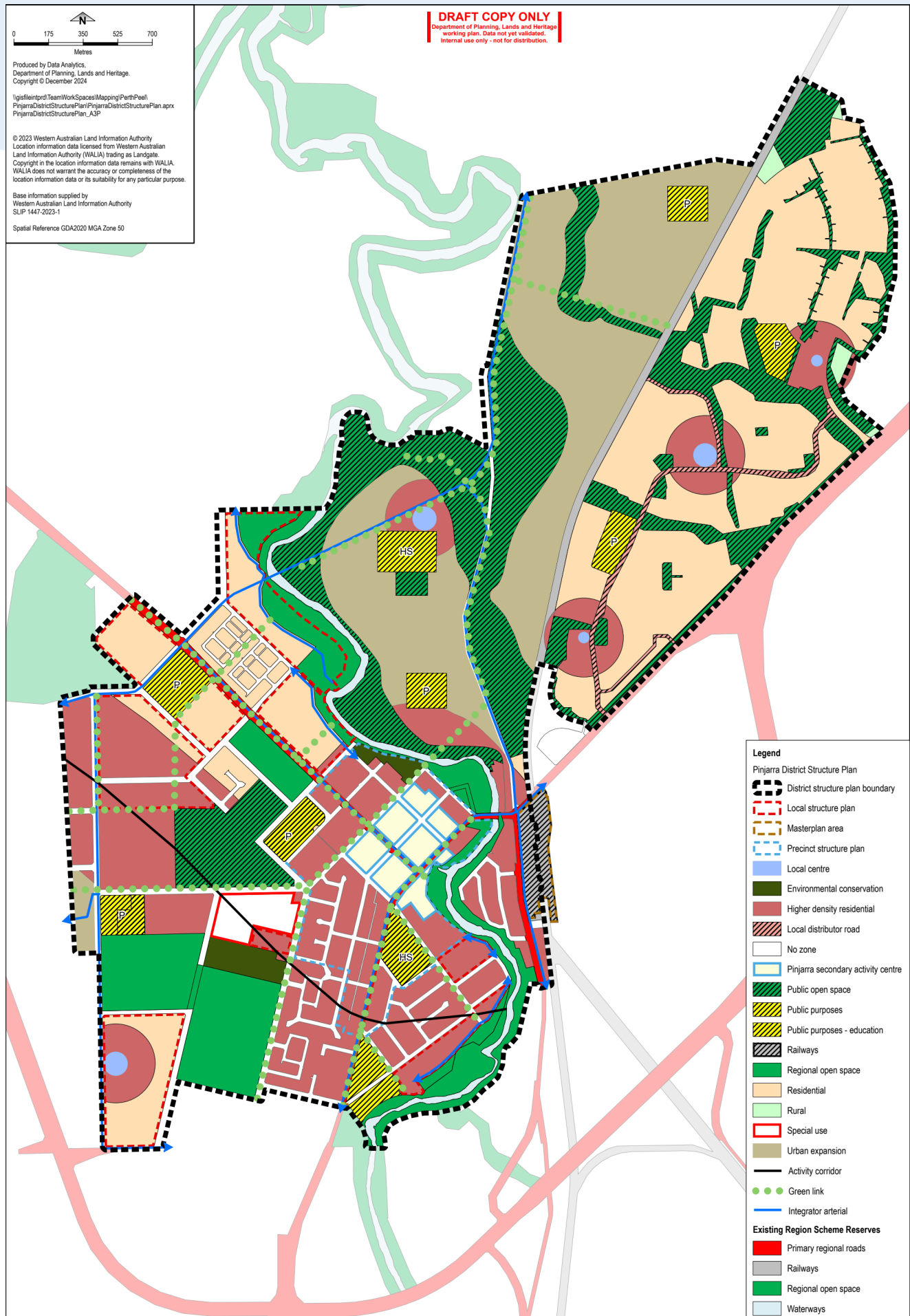


Figure 28: Pinjarra District Structure Plan

1.8 Implementation

There are a number of changes to the existing planning framework that will need to be put in place to implement the DSP. These are set out below.

Implementation Task	Comments	Key Stakeholders
Peel Region Scheme Amendments		
Rezone Land within Murray River floodway to Regional Open Space	<p>A key matter to resolve is land located within the floodway of the Murray River both north and south of the river. This land is unsuitable for urban or rural development and should generally be reserved as Regional Open Space under the PRS and ceded as foreshore reserve.</p> <p>Excluded from this are the following areas:</p> <ol style="list-style-type: none"> 1. the band of Rural zoned properties between Roe Avenue, James Street and Forrest Street which are to be rezoned to Urban under the PRS; 2. the predominantly Urban zoned residential properties on Paterson Road, just north of the South Western Highway where no changes are proposed. 3. the Urban zoned Lots 200 and 201 Pinjarra Williams Road where no changes are proposed. 	WAPC
Rezone portions of Pinjarra Road, South Western Highway, George Street, McLarty Street and Pinjarra Williams Road from Primary Region Road to Other Regional Road.	<p>Pinjarra Road, South Western Highway, George Street, McLarty Street and Pinjarra Williams Road are currently reserved as Primary Regional Roads under the PRS. Upon completion of the Western and Eastern heavy haulage deviations the portions of these roads inside of the deviations will be reclassified as Other Regional Roads. The width of the Pinjarra Road reservation should also be reviewed at this stage to align with design plans for the planned character and function of this street.</p>	WAPC
Reserve High School Site	<p>The DSP map identifies an approximate location for a new high school. Proponents for the precinct containing the high school must progress an amendment to the PRS to reserve the land required for the school in consultation with the Department of Education. The precise location, size and shape of the reserve should be determined as part of preparing a local structure plan.</p>	Landowner/s
Rezoning Rural Land to Urban	<p>All areas which are currently zoned Rural under the PRS and identified for future development, will need to be rezoned to Urban prior to the progressing of local structure planning, subdivision and development.</p>	Landowner/s
Reserve land zoned land bound by Sibbald Street, Roe Avenue, Wilson Road and Pinjarra Road as Regional Open Space	<p>The land contains a Conservation Category Wetland, an environmental sensitive area and Peel Regionally Significant Natural Areas. Consequently, it is proposed to be reserved as regional Open Space in the PRS.</p>	WAPC
Lifting of Urban Deferment	<p>Portions of the DSP are currently zoned Urban Deferred under the PRS. The WAPC's lifting of Urban Deferment Guidelines set out the information requirements necessary to support a request for lifting. In addition to these, the DSP requires the following information to be submitted with a lifting request:</p> <ul style="list-style-type: none"> › a concept local structure plan for the precinct › confirmation from relevant servicing agencies on the provision of water and wastewater services › any other requirements which may be specific to an area. <p>The DSP requires that the Urban Deferred zone may not be lifted until the PRS is amended in accordance with above requirements and a district development contribution scheme has been initiated by the local government.</p> <p>The lifting of urban deferment is to be undertaken on a precinct by precinct basis.</p>	WAPC

Local Planning Scheme Amendments		
Consistency with Peel Region Scheme	As part of the lifting of the Urban Deferred zone or if land is rezoned from Rural to Urban, the WAPC may concurrently rezone land under LPS No. 4, to the Urban Development zone pursuant to section 126(3) of the Planning and Development Act 2005, to facilitate the preparation of a local structure plan. It is expected that this will be the typical mechanism for amending LPS No.4.	Local Government
Pinjarra Precinct Structure Plan Area	It is proposed that Pinjarra activity centre, covered by the Pinjarra Precinct Structure Plan (PPSP) will be zoned 'Secondary Centre' to give full effect of the PPSP. An R-Coding of R-AC0 will be applied with development standards and residential densities and development provisions detailed within the PPSP.	Local Government
Implemented Structure Plans	It is proposed that land covered by a structure plan listed in section 1.7.2 that has already been implemented will be rezoned to reflect the intention of the implemented structure plan. This will generally include a Residential zoning with the appropriate R-Coding.	Local Government
Future Structure Plans	Land identified in section 1.7.6 and 1.7.7 for local structure planning will be zoned Urban Development under LPS4.	Local Government
Lot 296 (40) Hampton Road	The land contains a Conservation Category Wetland, an environmental sensitive area and Peel Regionally Significant Natural Areas. Consequently, it is proposed to be rezoned to Environmental Conservation under LPS4.	Local Government
Structure Planning		
Pinjarra Precinct Structure Plan	A PSP is required to be prepared for land within the Pinjarra Secondary Centre. The area of the PSP shall be consistent with the precinct delineation on the DSP under section 1.7.1. The formal process to prepare a PSP under Part 4 Section 16 of the Planning and Development (Local Planning Scheme) Regulations (2015) will be undertaken concurrent with the planned amendment to LPS4 to introduce a Secondary Centre zone.	Local Government
Local Structure Plans	LSPs are required to be prepared for each precinct where more intensive development is proposed by the DSP as identified in section 1.7.6 and 1.7.7. The formal process to prepare a local structure plan under Part 4 Section 16 of the Planning and Development (Local Planning Scheme) Regulations (2015) will commence following gazettal of a Residential Development zone under LPS4 where this is not already in place.	Landowner/s
Local Planning Policy		
Residential Design Guidelines Planning Policy	Prepare a Local Planning Policy that provides general guidance on the aims and means for the retention and enhancement of character in for residential growth areas in Pinjarra. This Policy should reference the Pinjarra Residential Area character statement and should apply to all development of all scales that has a visual impact on the adjacent streetscape.	Local Government
Local Development Contribution Plans		
Local Development Contribution Plans	Section 1.7.6 and 1.7.7 identifies areas where developer contribution schemes are likely to be necessary along with the items that will need to be addressed. Generally, this will comprise public open space contributions, but may also include road construction/upgrade and drainage requirements. The development contribution items listed in Section 1.7.6 are not exhaustive with further items being considered as part of local structure planning. All local development contribution schemes are to be prepared in accordance with State Planning Policy 3.6 Infrastructure Contributions and should occur concurrently with, or within six months following approval of the local structure plan.	Landowner/s / Local Government

Table 5: Implementation

1.9 Timeframes and Review Period

The DSP plans for an approximate 30-year horizon given current growth forecasts. To ensure that the DSP remains current it will be required to be reviewed and updated 10 years after the date on which it is first approved by the WAPC.