



Austin Lakes Local Structure Plan

Part One - Implementation Report

July 2026

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Prepared for	Wolfdene
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Approval Page

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

Date

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

Witness

Date

Date of Expiry

Table of Amendments

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC

Executive Summary

The Austin Lakes Local Structure Plan ('the Structure Plan') provides a planning framework for the establishment of a residential community accommodating a range of residential dwelling typologies that is integrated with its surrounding environment.

The Structure Plan covers an approximate area of 254 hectares in South Yunderup and is located immediately west of the Forrest Highway, south of South Yunderup Road and north of Brookton Promenade within the Shire of Murray.

The Structure Plan area has long been identified for urban development, and is zoned 'Urban' under the Peel Region Scheme ('PRS') and 'Special Development' under the Shire of Murray's Local Planning Scheme No. 4 ('LPS 4'). The Structure Plan is lodged in accordance with LPS 4 and Part 4, Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations').

The Structure Plan draws on the key elements of the previous Austin Lakes Outline Development Plan ('the ODP'), which was the operative planning framework originally prepared for the Structure Plan area in 2008 and which has coordinated subdivision and development since that time. Once approved, this Structure Plan will replace the previous ODP and guide all future subdivision and development, consistent with the original vision and objectives. The Structure Plan fulfils the strategic planning for the area within *Perth and Peel @ 3.5 Million* and the *South Metropolitan Peel Sub-regional Planning Framework* both of which identify the Structure Plan area for urban development.

With densities allocated ranging from R25 to R60, the Structure Plan seeks to deliver a residential target of approximately 25 dwellings per site hectare, achieving State and Local government density targets. Medium density housing will be located around key areas of public open space, retail centres, the primary school site and key transport routes. The primary school and local centres are provided in accordance with the previous ODP.

A number of public open space areas will provide residents with a combination of passive and active spaces, including a multiple use corridor that will integrate with the adjacent Regional Open Space and wetlands. A 5 hectare District Open space is co-located with the primary school to enable shared use and management of the playing fields.

As evidenced by the ongoing development of Austin Lakes as facilitated by the previous ODP, the land is readily serviced, with utility services located within the Structure Plan area easily extended to service the undeveloped portions of the Structure Plan. In preparation of the Structure Plan, the following reports have been prepared, and are summarised in Part 2 of the Structure Plan report, with complete copies included as technical appendices:

- Lake Management Plan
- Wetland Management Plan
- Conservation Area Management Plan
- Transportation Noise Assessment

- Bushfire Management Plan
- Mosquito Management Plan
- Transport Impact Assessment
- Needs Assessment & Net Benefit Test Report
- Environmental Advice Report
- Landscape Masterplan
- Urban Water Management Strategy 2008
- Technical Memorandum – Water Management Plan
- Engineering Servicing Report

These reports comprehensively address all of the relevant planning considerations and will continue the coordinated subdivision and development of Austin Lakes.

Land Use Summary

Table 1 provides a land use summary of the Structure Plan area.

Item	Data	Section Number
Total area covered by the structure plan	254 ha	Plan A
Area of each land use proposed:		
Residential	202.97ha	Part 1 - Section 4.1
Centre	4.35ha	Part 1 - Section 4.1
Public Open Space	42.06ha	Part 1 - Section 4.3
Public Purposes – Drainage	0.49ha	Part 1 - Section 4.1
Public Purposes – Education	5ha	Part 1 - Section 4.4
Estimated number of dwellings	3,260	Part 2 - Section 4.2.1
Estimated residential site density	25 dwellings per site hectare	Part 1 - Section 4.5.1 Part 2 - Section 4.2.1
Estimated population	9,128	
Number of high schools	0	Part 1 - Section 4.4
Number of primary schools	1	Part 1 - Section 4.4 Part 2 - Section 4.4
Amount of Public Open Space	42.06 ha 30.46 ha (total creditable POS) - 13.2% 25.84 ha (unrestricted POS) - 11.2% 4.62 ha (restricted POS) - 2%	Part 1 - Section 4.3 Part 2 - Section 4.5

Table 1: Land Use Summary



Artistic Impression of Austin Lakes Estate (Source: Wolfdene)



Contents

1.	<i>Structure Plan Area & Operation</i>	2
1.1	Interpretation & Relationship with Statutory Planning Framework	2
2.	<i>Purpose of the Structure Plan</i>	3
3.	<i>Staging</i>	4
4.	<i>Subdivision & Development Requirements</i>	5
4.1	Land Use Zones & Reserves	5
4.2	Road Reserves / Movement Network	6
4.3	Public Open Space	7
4.4	Other Reserves	9
4.5	Density & Development	9
	4.5.1 Density & R-Codes	9
	4.5.2 Locational Criteria	9
	4.5.3 Local Development Plans	9
4.6	Other Requirements	10
	4.6.1 Bushfire Protection	10
	4.6.2 Infrastructure Arrangements	10
5.	<i>Additional Details</i>	11
5.1	Information to be Submitted with an Application	11
5.2	Studies to be Required Under Condition of Subdivision / Development Approval	11

Figures

- Plan A: Local Structure Plan Map
- Figure 1: Site Plan
- Figure 2: Integrator B (30m)
- Figure 3: Neighbourhood Connector Cross-section (28m)
- Figure 4: Public Open Space

Tables

- Table 1: Land Use Summary
- Table 2: Public Open Space Schedule
- Table 3: Public Open Space Land Areas

Part One - Implementation Report

1. Structure Plan Area & Operation

Land subject to this Structure Plan is contained within the inner edge of the line depicting the Structure Plan boundary on the Structure Plan Map (**Plan A**). The Structure Plan boundary is consistent with the land zoned 'Special Development' under the Shire of Murray Local Planning Scheme No. 4 ('LPS 4').

The Structure Plan is in effect from the date endorsed by the Western Australian Planning Commission ('WAPC') for a period of 10 years.

1.1 Interpretation & Relationship with Statutory Planning Framework

The Structure Plan constitutes a Local Structure Plan under the Shire of Murray LPS 4 and has been prepared in accordance with Part 4, Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* ('the Regulations').

Pursuant to the Regulations, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Local Structure Plan, including the Structure Plan Map (**Plan A**), Implementation Report, Explanatory Report and Technical Appendices.

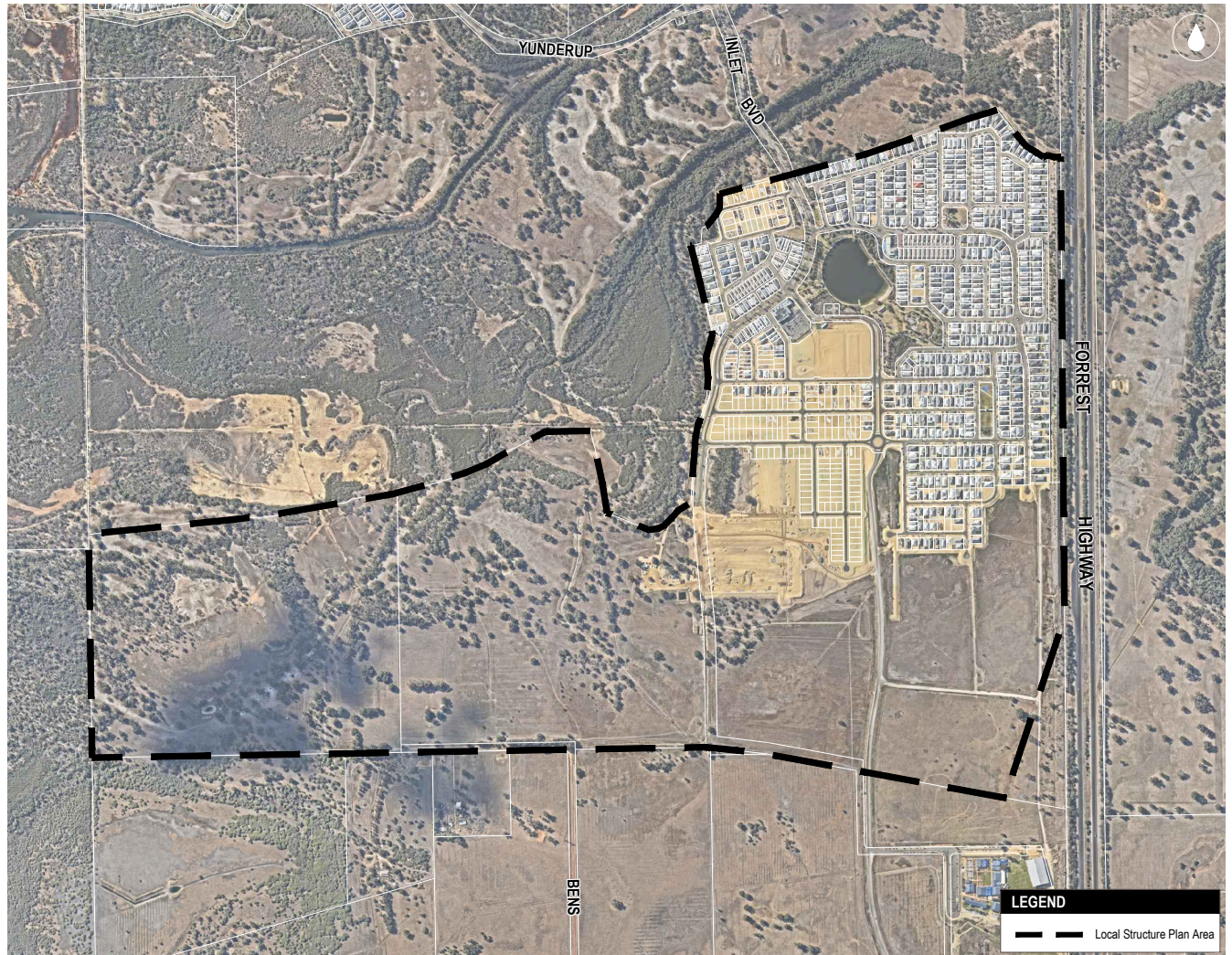


Figure 1: Site Plan (Aerial Source: Nearmap)

2. Purpose of the Structure Plan

The purpose of the Structure Plan is to coordinate the subdivision and development of the Structure Plan area for residential purposes whilst reserving key environmental features, and providing an integrated public open space network.

This iteration of the Structure Plan is intended to coordinate the seamless continuation of the existing, established area of Austin Lakes through an updated, contemporary planning framework. This Structure plan supersedes the original ODP, depicting the developed residential land, roads and open space within the 'Residential (existing)' designation on **Plan A**.

Consistent with underlying zoning, the Structure Plan will establish a planning framework to:



- » Facilitate the continued development of the Austin Lakes estate as a thriving residential community



- » Provide housing choice through a range of densities, predominantly at an R25 density with higher density codings up to R60 within and around the centre zone and other nodes



- » Coordinate a hierarchy of roads that integrate seamlessly with the established community and accommodate public transport, walking and cycling



- » Provide a framework for commercial, retail and non-retail land uses within the Structure Plan area to accommodate a maximum of 11,000m² of gross floor area across two activity centres



- » Provide for a primary school integrated with adjoining open space to accommodate active sporting needs



- » Create an integrated open space, conservation and drainage network, balancing environmental, recreational and drainage outcomes



- » Create local employment opportunities within the Structure Plan and broader locality



- » Respond to the surrounding environmental attributes through a considered interface and management approach



- » Provide for sustainable land use and lot design

3. Staging

The north-eastern portion of the Structure Plan area has been developed with subdivision and development coordinated by the previous ODP.

The progressive development of the Structure Plan area will continue in a southerly direction from the existing developed areas before shifting west of Inlet Boulevard, matching the logical extension of roads, services and utilities.

Development of the commercial land will be driven by market demand and population growth. Further discussion of potential timing to commence development of the Neighbourhood Centre is outlined in Part 2 of this Structure Plan.



Image: Austin Lakes (Source: Wolfdene)

4. Subdivision & Development Requirements

4.1 Land Use Zones & Reserves

Subdivision and development of land in the Structure Plan area shall be in accordance with **Plan A** and the corresponding zone or reserve under the Shire of Murray LPS 4, or as otherwise outlined in this Structure Plan.

Plan A is the Structure Plan Map, which designates the zones and reserves applicable to the land within the Structure Plan boundary and should inform decision-making on land use permissibility.

The Structure Plan area is zoned 'Special Development' under LPS 4. Table 1 – 'Zoning Table' of LPS 4 contains land use permissibility standards for the 'Special Development' zone. As a 'due regard' document, the Structure Plan does not override land use permissibility under LPS 4. Instead, the following sections provide guidance on the exercise of discretion when approving land uses under LPS 4.

Residential Zone

The following land uses are 'preferred' land uses on land designated as 'Residential' on **Plan A**:

- Aged or Dependent Persons Dwellings.
- Ancillary Accommodation.
- Grouped Dwelling.
- Multiple Dwelling.
- Single House.

When exercising discretion in determining applications for 'preferred' land uses specified above, the land use component of the proposal shall generally not form part of the assessment.

Land uses identified as 'X' uses within the 'Residential' column of the LPS 4 Zoning Table are 'prohibited' on land designated as 'Residential' on **Plan A** and shall not be approved.

Centre Zone

The two activity centres are designated as 'Centre' at **Plan A**. This land is intended to provide for a mix of retail and complementary non-retail commercial uses to service the daily and weekly shopping needs of the community. The Centres also provides an opportunity for other services necessary to support a community as well as food and beverage establishments.

The following land uses are 'preferred' land uses on land designated as 'Centre' on **Plan A**:

- Shop
- Restaurant / Café
- Take-away Food Outlet
- Bank
- Office
- Consulting Rooms
- Medical Clinic
- Wine Shop
- Liquor Centre
- Licensed Restaurant
- Dry Cleaning Agency
- Laundromat

- Child Care Premises
- Health Centre / Studio
- Infant Welfare Clinic
- Public Amusement
- Civic Building
- Private Club
- Family Day Care Centre
- Educational Establishment

When exercising discretion in determining applications for 'preferred' land uses under LPS 4, the land use component of the proposal shall generally not form part of the assessment.

The following land uses are 'prohibited' land uses on land designated as 'Centre' on **Plan A** and shall not be approved:

- Car, Caravan Hire
- Showrooms
- Funeral Parlour
- Hardware Outlet
- Hire Outlet
- Landscape Supplies
- Garden Centre
- Cottage Industry
- Rural Pursuit
- Stables

4.2 Road Reserves / Movement Network

The Structure Plan is subject to the following key movement network considerations:

- The street network should generally be developed in accordance with the road hierarchy shown on **Plan A**, which identifies higher order roads and key connections external to the Structure Plan.
- Road reserves and supporting cross sections should be developed in accordance with the objectives of *Liveable Neighbourhoods* and are to be confirmed at subdivision stage. Indicative cross sections for higher order roads are provided at **Figures 2 and 3**.
- Intersection treatments should generally be in accordance with the Transport Impact Assessment (refer Part 2 **Appendix 7**), with final intersection treatments to be determined at subdivision stage.
- Internal road alignments and cross sections will be confirmed at subdivision stage.
- Pedestrian linkages including shared use paths are to be provided generally in accordance with the Pedestrian/Cycle Network in Part 2, detailed within the Transport Impact Assessment (refer Part 2 **Appendix 7**) and the Shire's standards.
- Street specific requirements relevant to future subdivision and development are as follows:
 - Direct lot access is not permitted from Brookton Promenade east of Inlet Boulevard.
 - Residential lots adjoining Inlet Boulevard and neighbourhood connector roads may be permitted direct access without the need for a reversing bay where the road is median-separated.

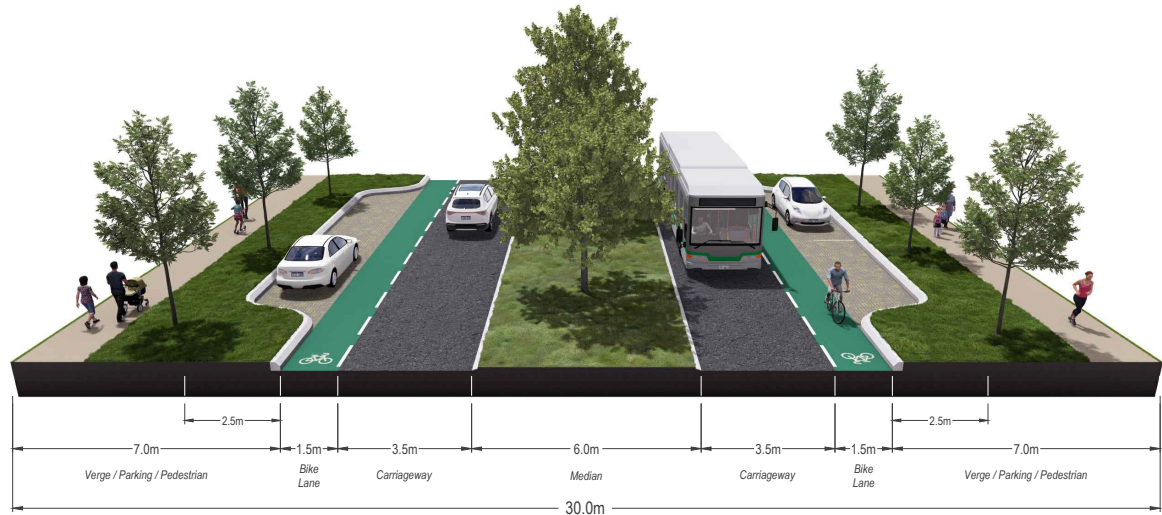


Figure 2: Integrator B (30m)

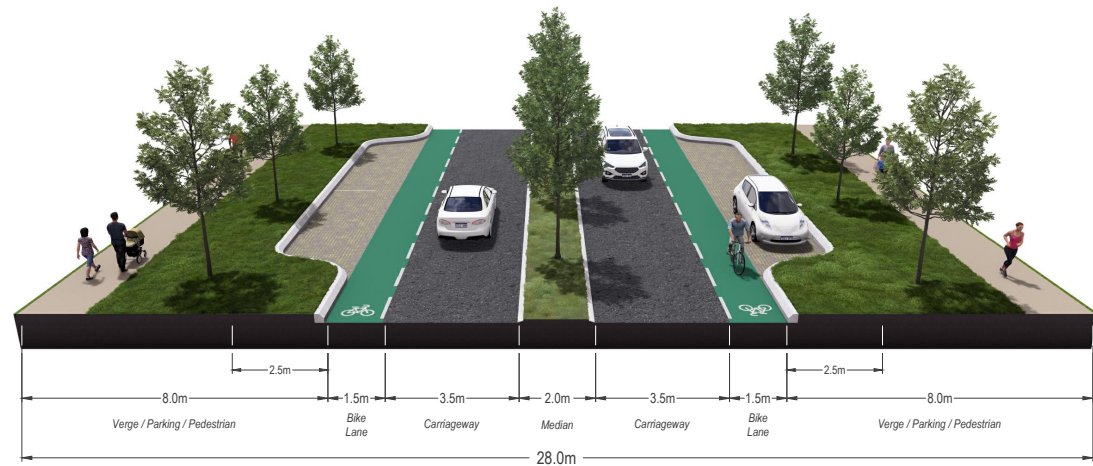


Figure 3: Neighbourhood Connector Cross-section (28m)

4.3 Public Open Space

The provision of public open space shall be generally in accordance with **Plan A** and **Tables 2** and **3** below. Refinement to the size and distribution of public open space may be considered at subdivision stage in accordance with *Liveable Neighbourhoods*. Public open space schedules are required to be submitted with subdivision applications.

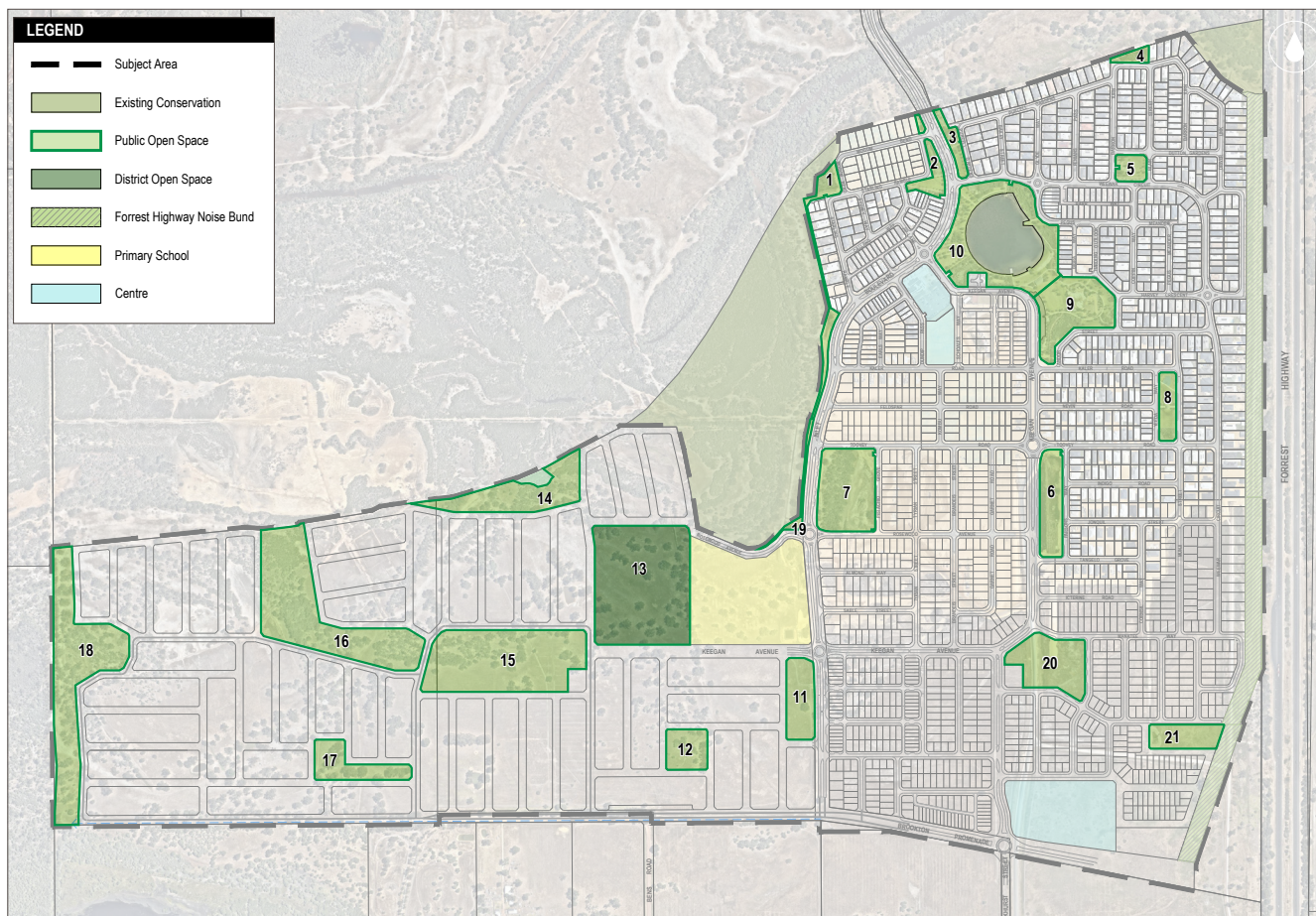


Figure 4: Public Open Space (Aerial source: Nearmap)

Table 2: Public Open Space Schedule (all areas in hectares)

LSP Site Area		253.93
Existing Deductions		
Centre - North	1.35	
Centre - South	3.00	
Primary School	5.00	
Bens Road Interchange	1.68	
Wetland Core - West	0.06	
Wetland Core - NW	0.17	
Forrest Highway Noise Bund	5.68	
Sewer Pump Station (x3)	0.49	
Surplus 2% Restricted POS	3.14	
Drainage 15mm (Total as per C&W Advice)	2.56	
Total existing deductions	23.12	
Gross Subdivisible Area		230.81
POS requirement @ 10%		23.08
Public Open Space Requirement		
May Comprise:		
Min 8% Unrestricted POS	18.46	
Max 2% Restricted POS	4.62	
TOTAL POS REQUIRED		23.08
Public Open Space Provided	Unrestricted POS Area	Restricted POS Area
For individual POS Land Areas see Table 7		
TOTAL (ha)	25.84	7.76
Additional Deductions		
Restricted Open Space Surplus		3.14
Revised Public Open Space Contribution		
Unrestricted POS provided	25.84	11.20%
Restricted POS provided	4.62	2.00%
Total Creditable POS Provided	30.46	13.20%

Table 3: Public Open Space Land Areas (all areas in hectares)

Public Open Space Provided	Unrestricted POS Area	Restricted POS Area
Park 1-5	1.45	0.10
Park 6	0.80	0.04
Park 7	1.71	0.10
Park 8 (JDA)	0.25	0.23
Park 9	1.49	0.10
Park 10 (Central Lake)	2.44	2.04
Park 11	0.36	0.43
Park 12	0.64	0.01
Park 13 - DOS	4.92	0.02
Park 14 (minus wetland core)	0.20	1.46
Park 15 (minus SPS)	3.88	0.02
Park 16	4.02	0.08
Park 17	0.85	0.01
Park 18 (minus wetland core)	0.94	2.74
Park 19	0.18	0.00
Park 20 (minus SPS)	1.11	0.29
Park 21	0.60	0.08
TOTAL (ha)	25.84	7.76

Notes:

1. In accordance with Liveable Neighbourhoods: the area subject to inundation more frequently than a one year average recurrence interval rainfall event is not included as restricted or unrestricted open space and is a deduction from the net site area (LN R33); areas for the detention of stormwater for a greater than one year average recurrence interval up to the five year recurrence interval is restricted open space up to 20%, the area greater than 20% is a deduction (LN R26 & Table 11); areas for the detention of stormwater for a greater than five year average recurrence interval is within unrestricted open space (LN R25).
2. This Schedule is for plan CLE Ref. 2054-744D/2054-765 and uses the drainage calculations prepared by RPS, dated 19 June 2026.

4.4 Other Reserves

Plan A identifies the following public purpose reserves to accommodate key infrastructure necessary to service the existing and future community:

- A 5ha primary school local reserve.
- Two local reserves to accommodate wastewater pump stations to service the Structure Plan with reticulated sewer.

Buffers

Approximately 4.07ha is identified as Public Open Space buffers to adjoining areas of Conservation Category Wetlands ('CCW') and the Resource Enhancement Wetland ('REW'). Local reserves for buffers will be ceded free of cost in accordance with clause 46.3(c) of Development Area 46 of LPS 4 at the time the immediately abutting land is subdivided for residential purposes.

4.5 Density & Development

4.5.1 Density & R-Codes

Where land is identified on **Plan A** as 'Residential (existing)', residential densities are in accordance with the approved 'Consolidated R-Code Plan' (refer **Appendix 11** of Part 2).

For the balance of the Structure Plan area, the Structure Plan assigns a density code range of R25 – R60. An R-Code Plan is to be submitted at the time of subdivision to allocate a specific R-Code for the proposed lots for approval by the WAPC.

The R-Code Plan:

- Shall be consistent with density ranges and locational criteria set out in this Structure Plan;
- Is to include a summary of the proposed lot yield of the subdivision application to which it relates; and
- May be varied subject to the further approval of the WAPC. A varied R-Code Plan will replace (entirely or partially) the previously approved R-Code Plan.

Once approved by the WAPC, the R-Code Plan forms part of this Structure Plan.

An R-Code Plan may not be required if the WAPC considers that the subdivision application is for one or more of the following:

- Amalgamation of lots, including land assembly;
- Provision of access, services or infrastructure;
- Non-residential use, with reference to the zone/reserve indicated on the Structure Plan Map; and/or
- In accordance with an already approved R-Code Plan.

4.5.2 Locational Criteria

Subdivision and development within the Structure Plan area shall seek to achieve a density target of 20 dwellings per site hectare and 25 – 30 dwellings per site hectare within 400m of the Centre Zone, as per Clause 3.8 of Schedule 7 of the Shire of Murray LPS 4.

The allocation of residential densities shall be in accordance with the following locational criteria:

- A base density code of R25 applies to all 'Residential' land.
- Density codes of R30 – R40 may apply to 'Residential' land located within a high amenity area, including within 400m of the Centre zone, around or adjacent to public open space, lakes, the primary school and key transport connections.
- The R60 density code may apply to 'Residential' land located within 400m of the Centre zone.

4.5.3 Local Development Plans

Local Development Plans may be required by the WAPC as a condition of subdivision approval under the following circumstances:

- Lots directly abutting a Public Open Space to address passive surveillance and uniform fencing.
- Quiet House Standards in accordance with an Acoustic Report.

A Local Development Plan is required to be submitted and approved as a condition of subdivision approval for land designated as 'Neighbourhood Centre' on **Plan A** to address the following matters:

- The location of vehicle access points and indicative intersection treatments.
- Building orientation, setback and interface with the adjoining roads and residential land.
- Designate general car park locations.

- Designate the general location of service areas, loading docks and proposed mitigation measures to alleviate the visual impact of these areas.
- Outline minimum landscaping requirements to be demonstrated at the development application stage.

4.6 Other Requirements

4.6.1 Bushfire Protection

A Bushfire Management Plan is included as **Appendix 5** to the Part 2 - Explanatory Report which demonstrates that the potential risk of bushfire can be suitably managed in an urban context subject to implementation of a range of standard bushfire management measures. These management measures include:

- All active/useable areas of public open space will be managed to a low-threat state.
- Perimeter roads or Fire Service Access Routes will be provided at the interface of the urban footprint and external vegetation hazards.
- Asset Protection Zones are to be provided where necessary to achieve the necessary separation distance from external bushfire hazards.
- All proposed roads will be through roads.

Additional bushfire management responses will be provided at the subdivision and/or development application stages.

4.6.2 Infrastructure Arrangements

Development Contributions

Given the single ownership of the undeveloped balance of the Structure Plan area, no development contribution arrangements are proposed nor required.

Protection or Management of Environmental Features

The undeveloped balance of the Structure Plan area does not contain any Threatened Ecological Communities or Priority Ecological Communities that require a management response.

Two Conservation Category Wetlands abut the undeveloped balance of the Structure plan area. **Plan A** identifies indicative buffers to these wetlands to be confirmed at subdivision stage. Management objectives, actions and monitoring requirements for these buffers are as per the approved Wetland Management Plan, included as Appendix 2 to the **Part 2 - Explanatory Report**.

Water Resource Management

Water quality will be managed in accordance with the Water Management Plan included as **Appendix 15** to the Part 2 – Explanatory Report.

5. Additional Details

5.1 Information to be Submitted with an Application

The following technical reports/ plans are to be submitted with subdivision applications, where relevant:

Table 4 – Information to be submitted with an application

Additional Information / Purpose	Approval Stage	Responsible Agency
R-Code Plan	Subdivision Application	WAPC
POS Schedule	Subdivision Application	WAPC
Bushfire Management Plan	Subdivision Application or Development Application	WAPC / Shire of Murray
Acoustic Report Where a lot has been identified as requiring a Quiet House design package. Refer Section 4.5.3.	Subdivision Application or Development Application	WAPC / Shire of Murray

5.2 Studies to be Required Under Condition of Subdivision / Development Approval

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

Table 5 – Studies to be required under condition of subdivision approval

Additional Information	Reason / Purpose	Responsible Agency
Local Development Plan	As required in accordance with clause 4.5.3 of the Structure Plan.	Shire of Murray and/or WAPC
Construction Management Plan	To demonstrate protection of remnant vegetation, fauna and their associated habitat during construction.	Shire of Murray
Subdivision and Development Water Management Report	To detail the management of stormwater both on and off site in accordance with the WAPC's State Planning Policy 2.9 Water and the approved Local Water Management Survey (refer Part 2 report).	Shire of Murray

