

EAST BALDIVIS LOCAL STRUCTURE PLAN

PART ONE | IMPLEMENTATION REPORT
As Amended

April 2023



This structure plan is prepared under the provisions of the City of Rockingham Town Planning Scheme No. 2.

IT IS CERTIFIED THAT AMENDMENT NO. 5 TO THE EAST BALDIVIS LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

10 May 2023

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

A handwritten signature in blue ink, consisting of stylized, overlapping loops and strokes, positioned above a dotted line.

an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005 for that purpose.

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by the WAPC
1	Reconfiguration of local road network, adjacent residential cells and POS 'F'.	N/R (prior to Planning and Development Regulations 2015)	21 February 2014
2	Introduce RMD Codes into Part 1.	N/R (prior to Planning and 2015)	Approved by the City of Rockingham on 26 August 2015. No approval received from the WAPC
3	Redesign in area abutting freeway Remove RMD Codes from Part 1. Minor modification to road network, public open space and residential lot layout.	Minor	15 August 2017
4	Introduce 'Commercial' zone over a portion of land south of Daintree Avenue currently shown as Residential R60. Introduce requirement to prepare Local Development Plan/s over land zoned 'Commercial' and 'Residential'.	Standard	19 October 2021
5	Reconfiguration of local road network and residential cells around 'POS C' and 'POS H' and amend associated density codes. Amend density code for laneway cell in north-west section of LSP from R40 to R60	Minor	10 May 2023

Title: East Baldivis Local Structure Plan
Part One | Implementation Report - As Amended

Prepared for: Frasers Property Australia

CLE Reference: 3236Rep23C

Date: 1 April 2023

Status: Final

Prepared by CLE Town Planning + Design
(Amended):

This report is for the exclusive use of the Client, pursuant to Agreement between the Client and CLE Town Planning + Design. CLE accepts no liability or responsibility whatsoever in respect of any use of or reliance upon any information contained within this report by anyone who is not party to the Agreement and/or has come into possession of the Report through parties other than the Client or CLE.

CLE is not accountable for any information which may be contained within the Report which has been supplied by others and reproduced by CLE in this report.

Copyright and any other Intellectual Property arising from this report and the provision of the services in accordance with the Agreement belongs exclusively to CLE unless otherwise agreed and may not be reproduced or disclosed to any other person other than the Client without the express written authority of CLE.

Any reproduction by the Client is to reference CLE as the original author.

Plans and figures contained in this report have been prepared for general information purposes only and may inadvertently use uncontrolled data from external sources. CLE does not guarantee the accuracy of the plans and they should not be used for any detailed site design. The content of this report including all plans remains the property of CLE.

© CLE 2023

CONTENTS

EXECUTIVE SUMMARY

- 1.0 STRUCTURE PLAN AREA**
- 2.0 OPERATION**
- 3.0 STAGING**
- 4.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS**
 - 4.1 Structure Plan Map
 - 4.2 Land Use, Zones and Reserves
 - 4.3 Residential Density
 - 4.3.1 Residential Zone*
 - 4.3.2 Commercial Zone*
 - 4.4 Public Open Space
 - 4.5 Notifications on Title
 - 4.6 Retail Floorspace
- 5.0 LOCAL DEVELOPMENT PLANS**
 - 5.1 Local Development Plans - Residential
 - 5.2 Local Development Plans - Commercial
- 6.0 OTHER REQUIREMENTS**
 - 6.1 Bushfire Management Plan
 - 6.2.1 Acoustic Assessment*
 - 6.2.2 Acoustic Assessment Commercial Zone*

TABLES

Table 1: Summary Table

PLANS

Plan 1: East Baldivis Local Structure Plan

EXECUTIVE SUMMARY

The East Baldivis Local Structure Plan (Structure Plan) has been prepared to guide the subdivision and development of approximately 59 hectares of land on Lot 9019 (the land formerly comprised of Lots 104, 105, 541, 543, 544 and 100) Baldivis Road, East Baldivis, within the City of Rockingham municipality.

The Structure Plan has been prepared on behalf of Frasers Property and Bonvest Pty Ltd Co-Venture by a team of specialist consultants. The Structure Plan is prepared in accordance with the provisions of Part 4 of the City of Rockingham Town Planning Scheme 2 and supported by the relevant technical reporting.

The Structure Plan provides for an integrated and coordinated approach to an approximate mix of land uses and infrastructure, necessary to create a strong and vibrant community, whilst delivering triple bottom line sustainability outcomes.

The design approach has been a rigorous multidisciplinary process with continuous reflection upon the purpose of the Structure Plan. Design principles and considerations which have informed the design approach include:

- Public Open Space allocation and community creation
- Urban structure and place making
- Movement systems and connectivity
- Leading built form
- Landform and environment

The Structure Plan will create a framework for the future urban development of over 995 lots which will ultimately house a new community in the vicinity of 2,700 people.

Table 1 - Summary Table

Item	Data	Structure Plan Ref. (Section no.)
Gross Structure Plan Area	59.05 hectares	1.3.2
Area of each land use proposed:		
Zones:		
• Residential	35.32 hectares	5.2
• Commercial	.55 hectares	Table 3
Estimated Lot Yield	995+ lots	5.4.2
Estimated Number of Dwellings	995+ dwellings	5.4.2
Estimated Residential Density:		
• Dwellings per gross hectare	16+ dwellings per gross hectare ¹	5.4.1
• Dwellings per site hectare	28+ dwellings per site hectare ²	5.4.2
Estimated Commercial Floorspace	1274m ² NLA of retail/shop	3.1.1 (Addendum Report)
Estimated Population	2,700+ people @ 2.8 people/household	5.4.1
Number of Secondary schools	0	4.7
Number of Primary schools	0	4.7
Amount of Public Open Space	6.96 hectares, 11.8%	
Amount of restricted Public Open Space as per <i>Liveable Neighbourhoods</i>	Restricted open space 0.17 hectares 0.29% Active & Passive POS 6.01 hectares 10.22%	5.9
Composition of Public Open Space:		5.9.2
• Neighbourhood Parks	6.77 hectares, 7 parks, 11.5%	
• Local Parks	0.19 hectares, 1 parks, 0.3%	

Notes:

¹'Residential Site Hectare' refers to the definition under Element 1 of WAPC's *Liveable Neighbourhoods*.

²'Gross Urban Zone' refers to the definition under WAPC's *Directions 2031* and supporting.

1.0 STRUCTURE PLAN AREA

The *East Baldivis Local Structure Plan* ('Structure Plan') applies to Lot 9019 (the land formerly comprised of Lots 104, 105, 541, 543, 544 and 1000) Baldivis Road, Baldivis being the land contained within the inner edge of the of the line denoting the structure plan boundary on the Structure Plan Map (Plan 1).

2.0 OPERATION

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

3.0 STAGING

Development of the Structure Plan area requires detailed subdivision design and subdivision approval from the Western Australian Planning Commission.

Development has substantially progressed within the Structure Plan area.

4.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 Structure Plan Map

The subdivision and development of land is to generally be in accordance with the Structure Plan and any associated provisions contained in Schedule No.9.

4.2 Land Use, Zones and Reserves

The Structure Plan (Plan 1) identifies zones and reserves to guide the land use permissibility standards, requirements and pre-requisites for subdivision and development within the Structure Plan area.

4.3 Residential Density

Residential densities applicable to the Structure Plan Area are those residential densities shown on the Structure Plan (Plan 1).

4.3.1 Residential Zone

Residential Densities application to the Structure Plan area shall be those residential densities as shown on the Structure Plan (Plan 1).

4.3.2 Commercial Zone

Residential development on land zoned Commercial on the Structure Plan (Plan 1) shall be in accordance with the R60 density code.

4.4 Public Open Space

At the time of subdivision, the Public Open Space areas shown on Plan 1 are to be ceded free of cost to the Crown and vested to the City of Rockingham.

The developer is responsible for landscaping and maintaining the Public Open Space areas for a period of two summers.

4.5 Notifications on Title

In respect of applications for the subdivision of land the Council may recommend to the Western Australian Planning Commission that a condition be imposed on the granting of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise of the following:

1. Land or lots deemed to be affected by an identified noise, dust, or odour impact as outlined within the Acoustic Assessment and/or Odour Assessment Report contained within Appendices 5 & 8 respectively.
2. Lots designated as Bush Fire Prone as identified within the Bushfire Management Plan contained within Appendix 2.
3. Building setbacks and construction standards required to achieve a Bushfire Attack Level -29 or lower in accordance with Australian Standard AS3959: Construction of buildings in bushfire prone areas (as amended).
4. Construction standards to achieve quiet housing design in accordance with State Planning Policy 5.4 Road and Rail Noise (as amended).

5. Land or lots deemed to be impacted by mosquito and midge nuisances as an identified in a Mosquito and Midge Management Plan contained within Appendix 9.

4.6 Retail Floorspace

A maximum of 1,250m² Net Lettable Area of retail floorspace may be developed within the Structure Plan area.

5.0 LOCAL DEVELOPMENT PLANS

Local Development Plans (LDP's) are to be prepared and implemented for lots comprising one or more of the following site attributes:

5.1 Local Development Plans - Residential

- (i) Lots with rear-loaded vehicle access; and/or
- (ii) Lots with direct boundary frontage (primary or secondary) to an area of Public Open Space; and/or
- (iii) Lots designated as bushfire prone, as identified spatially in Figure 12 of the accompanying Bushfire Management Plan, under Appendix 2; and/or
- (iv) Lots deemed to be affected by noise from the Kwinana Freeway, as identified spatially in Figures 2 and 3 of the supplementary acoustic technical note, under Appendix 5.

5.2 Local Development Plans - Commercial

- (i) Lots zoned commercial and/or lots zoned residential directly adjoining land zoned commercial. The LDP(s) shall be prepared in accordance with the requirements of State Planning Policy 7.2 - Precinct Design and the Precinct Design Guidelines and shall address and/or include the following:
- Built form in respect of bulk, height scale and architectural expression;
 - Building orientation and interface with the public realm;
 - Implementation of CPTED principles;
 - Landscaping;
 - Location of commercial and residential buildings;
 - Movement network design;
 - Pedestrian circulation;
 - Minimisation of and/or treatment of blank walls where proposed;
 - Noise mitigation measures (where identified in an acoustic assessment as required by Clause 6.2.2);
 - Provision for end-of-trip facilities;
 - Provision of a residential interface to established lots on the eastern boundary of the commercial zone.

6.0 OTHER REQUIREMENTS

6.1 Bushfire Management Plan

This Structure Plan is supported by a Bushfire Management Plan (BMP), refer Appendix 2. Any land falling within 100 metres of a bushfire hazard identified in the BMP is designated as a Bushfire Prone Area for the purposes of the Building Code of Australia.

6.2.1 Acoustic Assessment

This Structure Plan is supported by an Acoustic Assessment and supplementary acoustic technical note, refer Appendix 5. In order to achieve compliance with the requirements of *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4), certain lots are subject to Quiet House Design requirements and/or a Notification on Title. Where lots are subject to Quiet House Design requirements or a Notification on Title they are identified spatially in Appendix E of the Acoustic Assessment and Figure 3 of the supplementary technical note.

6.2.2 Acoustic Assessment Commercial Zone

Prior to the subdivision and/or development of land zoned commercial and/or lots zoned residential directly adjoining land zoned commercial, an acoustic report is to be prepared to assess the likely noise impacts on residential development associated with the proposed activities on commercial zoned land and, where required, identify appropriate mitigation measures.

