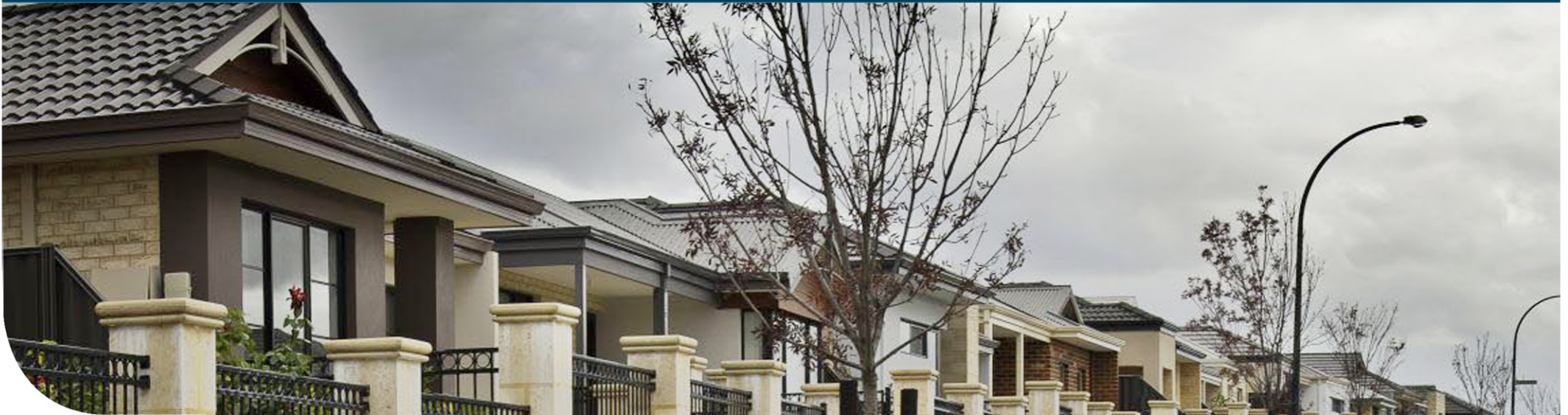


LOTS 569 & 1263 BALDIVIS ROAD AND LOTS 20 & 21 SIXTY EIGHT ROAD, BALDIVIS
STRUCTURE PLAN
2018

PART 1 IMPLEMENTATION SECTION



LOTS 569 & 1263 BALDIVIS ROAD AND LOTS 20 & 21 SIXTY EIGHT ROAD, BALDIVIS

STRUCTURE PLAN

PART 1 IMPLEMENTATION SECTION

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2342Rep30N
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This structure plan is prepared under the provisions of the City of Rockingham Town Planning Scheme No.2

IT IS CERTIFIED THAT THIS 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 CHANGES OR DEPARTURES FROM STRUCTURE PLAN

Change or Departure No.	Description of Change or Departure	Date Adopted by the Council	Date Approved by the WAPC (if required)	Date Structure Plan commences operation
1	Insert Residential Design Code Variations - Single House (RMD) Standards for Medium Density Housing	27 August 2015	—	7 September 2015
2	Minor lot boundary and access road rationalisation	1 September 2015	—	14 September 2015
3	<p>Modify Plan 1: Structure Plan map to:</p> <ul style="list-style-type: none"> Extend the Structure Plan boundary to include Lot 20 Sixty Eight Road, Baldivis; Allocate a 'Residential' zone to cover the northern portion of Lot 20 Sixty Eight Road; Allocate density coding of R25 and R40 to the northern portion of Lot 20 Sixty Eight Road; Allocate a 'Development' zone to cover the southern portion of Lot 20 Sixty Eight Road to correspond with the zoning over the balance of the future high school site; Allocate a density coding of R60 to an area currently coded R40 adjoining open space and rationalise the boundary between the residential area and open space to reflect lot product; and Increase the size of the Utilities / Infrastructure Local Reserve to support Water Corporation pump station infrastructure. 			

EXECUTIVE SUMMARY

The Sixty Eight Road Structure Plan allows for the continued growth of the South Baldivis community, contributing to the existing and planned public open space network, creating a portion of a high school site, establishing a well connected and legible road network and expanding service infrastructure.

The Structure Plan area measures approximately 53 hectares, comprising of lots 569 and 1263 Baldivis Road and lots 20 and 21 Sixty Eight Road, Baldivis, and is located within the City of Rockingham. The site has been set aside for urban development, and is zoned 'Urban' and 'Development' under the Metropolitan Region Scheme and City of Rockingham Town Planning Scheme No. 2 and includes provision of a portion of a high school site, to be appropriately reserved under the MRS at a future date. The Sixty Eight Road Structure Plan is lodged pursuant to clause 4.2.4 of the City's Scheme, which requires a structure plan prior to development or subdivision for land zoned 'Development'.

The Sixty Eight Road Structure Plan draws on the vital elements of the South Baldivis District Structure Plan, which provides a clear framework for future land use and development for the site. The Sixty Eight Road Structure Plan also recognises a preceding structure plan adopted by the City of Rockingham for the site in 2012, and while the Structure Plan refines and supersedes this earlier adopted structure plan, all key principles previously supported by the City of Rockingham Council have been retained.

Once developed, the Sixty Eight Road Structure Plan will provide a broad range of housing choice and variety of lot typologies, allowing for the creation of an estimated 640 to 660 lots, or 680 to 700 dwelling units. Five hectares (approx) of both passive and active public open space will be provided to complement the existing and planned public open space network within South Baldivis, and balances recreational pursuits and drainage requirements.

The Sixty Eight Road Structure Plan road network provides a clear hierarchy of roads, with permeable east-west and north-south connections via neighbourhood connectors and local access streets to ensure traffic flows and volumes are uniformly distributed.

Sixty Eight Road Structure Plan demonstrates that the site can be readily serviced, with essential infrastructure located within proximity and easily extended to the structure plan area. The Structure Plan also provides an important increase to the South Baldivis catchment for the expansion of services and infrastructure, and for existing and planned activity centres and employment nodes. Sixty Eight Road Structure Plan provides a 6.8 hectare portion of a high school site, consistent with the South Baldivis District Structure Plan.

In preparation of the structure plan, a number of reports were prepared, which are summarised in Part 2 of the structure plan report, with complete copies of these reports included as technical appendices:

1. Pipeline Risk Assessment
2. Environmental Assessment
3. Bushfire Management Plan
4. Landscape Masterplan
5. District and Local Water Management Strategy
6. Transport Assessment Report
7. Engineering Servicing Report

These reports thoroughly address all the relevant planning considerations and show that the subject site is suitable for urban development in the form proposed by the Structure Plan.

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

Table 1 – Land Use Summary

Item	Data	Section number referenced within the Structure Plan Report
Gross Structure Plan Area	52.6 hectares	Section 1.2.2
Area of each land use proposed Zones (as per the Scheme) - Residential Reserves (as per the Scheme and MRS) - Road Reserve - Public Open Space Reserve - Public Purposes (High School & Water Corporation)	28.2 hectares 12.5 hectares 5.0 hectares 6.9 hectares	Section 3.1
Estimated Lot Yield	640 - 660 lots	Section 3.2.2
Estimated Number of Dwellings	680 - 700 dwellings	Section 3.2.2
Estimated Residential Density - dwellings per gross hectare As per Directions 2031 - dwellings per site hectare As per Liveable Neighbourhoods	15.1 dwellings per gross hectare 24.1 dwellings per site hectare	Section 3.2.2
Estimated Population	1904 - 1960 people @ 2.8 people/household	
Number of Secondary Schools	6.8ha of a high school site	Section 3.6
Number of Primary Schools	None	N/A
Amount of Public Open Space	4.7 hectares (Total) 10.3% 3.8 hectares (Unrestricted) 80% 0.9 hectares (Restricted) 20%	Section 3.3

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Table 1: Single House (RMD) Standards for Medium Density Housing

PLANS

Plan 1: Structure Plan

PART ONE – IMPLEMENTATION SECTION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to lots 569 and 1263 Baldivis Road and lots 20 and 21 Sixty Eight Road, Baldivis being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (Plan 1).

The Structure Plan is identified as the Sixty Eight Road Structure Plan.

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- Part One – Implementation Section
- Part Two – Explanatory Report
- Appendices – Technical Reports

Part One of the Structure Plan comprises the structure plan map and planning provisions. Part Two of the Structure Plan is the Planning Report component which can be used to interpret and implement the requirements of Part One.

3.0 INTERPRETATION AND RELATIONSHIP WITH TOWN PLANNING SCHEME NO.2

This Structure Plan constitutes a Structure Plan pursuant to Section 4.2 of the City of Rockingham Town Planning Scheme No. 2 ('the Scheme') and the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes.

The Structure Plan Map (Plan 1) outlines future land use, zones and reserves applicable within the structure plan area. Pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 - Deemed provisions for local planning schemes, a decision maker of an application for development approval or subdivision approval is to have due regard to the provisions of this Structure Plan, including the Structure Plan Map, Implementation Report, Explanatory Report and Technical Appendices.

4.0 MAJOR AMENDMENT 3

This Structure Plan comprises major Amendment 3 which extended the boundary of the Structure Plan area to include Lot 20 Baldivis Road and allocate the appropriate zoning and density coding of this land. As a consequence, this (Part 2) Structure Plan Report has been updated to include the 'Amendment 3 Addendum', providing the explanatory information relating to Amendment 3.

This Part 2 explanatory report should be read in its entirety including the 'Amendment 3 Addendum.'

5.0 OPERATION

5.1	Operation Date	This Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission.
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6.0 LAND USE

6.1	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.
6.2	Residential Density	Residential densities applicable to the Structure Plan Area shall be those residential densities shown on the Structure Plan Map.
6.3	Land Use Permissibility	Land use permissibility within the Structure Plan Area shall be in accordance with the corresponding Zone under the Scheme.

7.0 SUBDIVISION / DEVELOPMENT

7.1	Notifications on Title	<p>In respect of applications for the subdivision of land the Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) to advise of the following: -</p> <ol style="list-style-type: none"> 1. Land or lots deemed to be affected by a Bush Fire Hazard as identified in the Bushfire Management Plan contained within appendix 3. 2. Building setbacks and construction standards required to achieve a Bushfire Attack Level (BAL) of BAL-29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas.
7.2	Local Development Plans	<ol style="list-style-type: none"> 1. Local Development Plans (LDP's) are required to be prepared and implemented pursuant to Clause 4.23 of the Scheme for lots comprising one or more of the following site attributes: <ol style="list-style-type: none"> (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.



LEGEND

ZONES

- Residential R25
- Residential R40
- Residential R60
- Development

LOCAL RESERVES

- Public Open Space
- Utilities / Infrastructure
Water Corporation

OTHER

- Structure Plan Boundary
- District Distributor B
- Neighbourhood Connector
- Access Street

