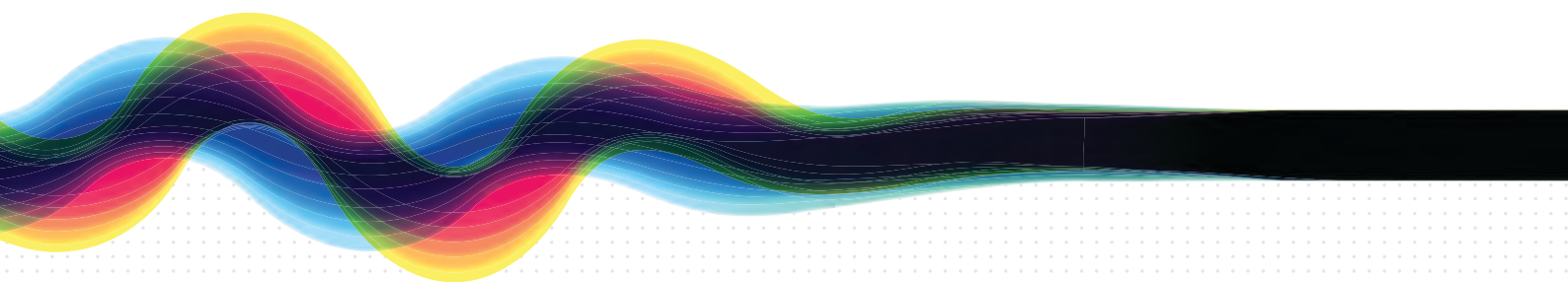


Lot 1 Fifty Road, Baldivis

Structure Plan Report

March 2021 | 19-339



We acknowledge the custodians of this land, the Whadjuk Noongar and their Elders past, present and emerging. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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5	26.03.21	Final V5	Justin Page	Murray Casselton

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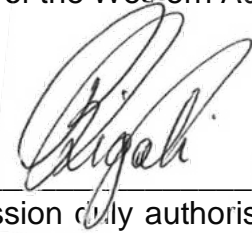
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This structure plan is prepared under the provisions of the City of Rockingham Town Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: **23 APRIL 2021**

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

27 APRIL 2021

Date

23 APRIL 2031

Date of Expiry

TABLE OF AMENDMENTS TO STRUCTURE PLAN

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by the WAPC

Executive Summary

This Structure Plan has been prepared for Lot 1 Fifty Road, Baldivis (“the subject site”). The subject site is situated approximately 40km south of Perth CBD and 6km east of Rockingham Regional Centre within the municipality of the City of Rockingham. The subject site is privately owned by a single landowner seeking to develop the land for urban use.

This Structure Plan report provides the rationale, justification and planning framework to guide and facilitate the development of approximately 4.04 hectares of land for urban use. The Structure Plan has been prepared in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 4 ‘Structure Plans’. The City of Rockingham Town Planning Scheme No. 2 (TPS 2) requires the preparation and approval of a Structure Plan for land zoned ‘Development’.

The subject site forms part of a future urban cell within the northern portion of the Baldivis North District Structure Plan. Structure planning and urbanisation has already been approved in the area and the Structure Plan provides a suitable design that interfaces with existing and planned development, including provision of road connections to land neighbouring to the west and south. Technical investigations indicate that there are no significant constraints to urban development, except for a poultry farm odour buffer which limits the timing of urban development of the southern portion of the subject site. Until removal or modification of the odour buffer, no sensitive land use can be developed within the land affected by the odour buffer, as provided for in the Structure Plan implementation provisions.

The following table is a summary of the proposed Structure Plan.

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the Structure Plan	4.04 hectares	3.1
Area of each land use proposed		
• Residential	2.054 hectares	4.2
• Special use	0.839 hectares	6.4 (Table 6)
Total estimated lot yield	39 lots Based on conceptual subdivision plan	6.2
Estimated number of dwellings	39 dwellings Based on conceptual subdivision plan	6.2
Estimated residential density		
• Per site hectare	19 dwellings per site hectare	6.2
• Per gross urban hectare	10 dwellings per site hectare	
Estimated Population (average 2.6 people/household)	Up to 101 people	6.2
Estimated area and percentage of public open space given over to:		
• Local Park	0.337 ha (10.6% POS)	6.4 (Table 6)

Acronyms

Acronyms	Description
BCHA	Black Cockatoo Habitat Assessment
BMP	Bushfire Management Plan (Appendix 4)
EAR	Environmental Assessment Report (Appendix 2)
FCT	Floristic Community Type
LN	WAPC <i>Liveable Neighbourhoods</i> (January, 2009 Update 02)
LDP	Local Development Plan
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australian
TPS 2	City of Rockingham Town Planning Scheme No. 2
WAPC	Western Australian Planning Commission

PART ONE (IMPLEMENTATION)

1. PART ONE (IMPLEMENTATION)

1. Structure Plan Area

The Structure Plan is identified as the *Lot 1 Fifty Road Structure Plan* (Plan No. 19-339 ST-1 A). The Structure Plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

2 Operation

The date of the structure plan comes into effect is the date the structure plan is approved by the Western Australian Planning Commission as set out in the Structure Plan – Certification Page.

3 Staging

Development in accordance with the Structure Plan is anticipated to occur in three stages.

Stage 1

The first stage would be the development of the northern portion of the structure plan area to create the Special Use site and main entry road from Fifty Road. The Special Use site would have access to Baldivis Road and the new main entry road, but not Fifty Road.

Stage 2

The second stage of development would be for the central portion of the Structure Plan not impacted by the poultry farm odour buffer constraint. Stage 2 is not proceed until two vehicular access routes are provided, in accordance with the Guidelines for the State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

Stage 3

The third and final stage of development would be for the southern portion of the Structure Plan that is impacted by the odour buffer constraint. No sensitive land uses are to be approved or developed within the depicted odour buffer until the buffer constraint is modified or removed.

4. Subdivision and Development Requirements

4.1 Land Use and Permissibility

A person shall not use any land, or any building or structure within the Special Use zone, except for the purposes as set out in Table 1 and subject to compliance with any conditions set out under Table 1.

No.	Site Description	Use Class	Special Conditions
1	Local Commercial Centre Lot 1 Baldivis Road	<ul style="list-style-type: none"> Residential uses in accordance with the 'Residential' classification of the Commercial Zone of Table No.1 Zoning Table of the Council's scheme. All uses as listed in accordance with the Commercial Zone of Table No. 1 Zoning Table of the Council's scheme, with the exception of the following, which shall be not permitted: <ul style="list-style-type: none"> Liquor store – large Tavern Warehouse/storage. 	<ul style="list-style-type: none"> Residential development shall be in accordance with the R60 density code for mixed use development; and the R40 density code otherwise. A total nett lettable area of 1,300m² of land use activities included in the Planning Land Use Category 5 'shop/retail' as defined by the WAPC Perth and Peel land use and Employment Survey (as amended) will apply. The total net lettable area for any individual 'shop', as defined in the Scheme, shall be limited to 300m². Development should occur in accordance with an approved Local Development Plan guided by the WAPC policy suite for the urban form and built design outcome requirements relating to the built environment. The Local Development Plan must address: <ul style="list-style-type: none"> Built form in respect of bulk, height, scale and architectural expression; Interface and relationship with the public realm; Landscaping Tree retention Setbacks Building orientation Pedestrian circulation Access; and Car parking.

4.2 Residential Zone

Residential densities applicable to the structure plan area shall be those as depicted on the local structure plan map.

4.3 Special Use Zone

Residential development on land depicted as special use on the structure plan map shall be in accordance with the R60 density code for mixed use development and the R40 density code otherwise.

4.4 Notifications on Title

In respect of applications for the subdivision of land the local authority shall recommend to the WAPC 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:

- (i) Land or lots deemed to be affected by a Bush Fire Hazard.
- (ii) Building setbacks and construction standards required to achieve a Bushfire Attack Level 29 or lower in accordance with Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas.
- (iii) Amenity impact of an existing poultry farm in the vicinity for all residential lots until the poultry farm ceases operation or the buffer is suitably modified.

4.5 Screening of Acoustic Wall

Where an acoustic wall is provided along the southern boundary of the Special Use use, so as to protect the amenity of residential use from noise generated by commercial use, a Landscape Management Plan shall be required as a condition of subdivision, which shall address to the satisfaction of the local authority:

- (i) Suitable plantings to screen the acoustic wall to reduce the impact of a blank wall.
- (ii) Establishment of the landscaping responsibilities for the management of the landscaping, for a minimum period of two summers, after which the developer will hand over the future management to the local authority, where the landscaping works are located in the road reserve.

5. Local Development Plans

A Local Development Plan(s) (LDP) is required to be prepared and implemented pursuant to the provisions of TPS 2 and the Planning & Development (Local Planning Schemes) Regulations 2015, for lots with the following site attributes, but not limited to:

- (i) Lots with direct boundary to an area of Public Open Space
- (ii) Lots with vehicle access restrictions to Baldivis Road
- (iii) Special Use Zone shall address the elements described in Part One Table 1.

6. Other Requirements

6.1 Developer Contributions

The land in the Structure Plan is within City of Rockingham Town Planning Scheme No. 2 Development Contribution Area No. 2. Developer contributions are applicable at the subdivision and/or development approval stage.

6.2 Conditions of Subdivision Approval

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

- Fauna Management Plan
- Acid Sulphate Soils Management Plan
- Urban Water Management Plan
- Bushfire Management Plan
- Landscape Management Plan

The following technical reports/strategies are to be prepared and submitted at the time of a subdivision application:

- Earthworks Plan, including existing and future surface contours in context with the significant tree survey.

6.3 Infrastructure Upgrades

Upgrade of the existing roads, Fifty Road and Baldivis Road, abutting the structure plan area, will be required as a condition of subdivision approval. Where subdivision is staged, the upgrade of roads shall be for the relevant section of road/s abutting the staging boundary. The road upgrades will require an urban standard to the satisfaction of the City of Rockingham.



Lot 1 Fifty Road Structure Plan